

**MINUTES OF A MEETING OF NORTH HORSHAM PARISH COUNCIL  
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE  
HELD ON THURSDAY 22<sup>nd</sup> MAY 2014  
AT ROFFEY MILLENNIUM HALL**

**Present:** Councillors M. Brakes, Mrs R. Ginn, Mr N. Grant, Mr R. Knight, Mr M. Loates, Mr T. Rickett, Mr D. Searle, Mr M. Senior, Mr R. Turner (Chairman), Mrs B. Walters, Mr I. Wassell\*, Mrs S. Wilton (Vice Chairwoman)

**In attendance:** Stephen Rennie – Committee Clerk  
Councillor P. Burgess  
Six members of the public

\* denotes absence

---

**PART 1 – OPEN SESSION**

The Chairman introduced Ray and Chris Foss of Britaniacrest Ltd, and Christopher Herbert of SLR Consulting Ltd to speak on planning application WSCC/018/14/NH.

Ray Foss began by introducing himself and Chris as directors of Britaniacrest, and that it is a family run business which has been successfully operating a site in Surrey for some time, and they strongly believe in being good neighbours and have never had any problems. With regard to the site on Langhurst Wood Road, West Sussex County Council have themselves identified the need for this as it is an approved site in the West Sussex Waste Development Plan.

Christopher Herbert commented that they had worked with both traffic and noise experts whilst putting the application together, and the noise and dust assessments carried out indicate there will be no adverse impact from either.

Chris Foss then explained the proposed site in more detail, including that it will be dealing with construction and commercial waste and that there will be a series of shredders followed by a team of hand pickers to remove any recyclable materials. Any residual waste will then be bailed and exported to Germany.

Councillor P. Burgess commented on the Parish Council's concern over the A264 and Langhurst Wood Road and that there is already severe congestion there at times. Christopher Herbert replied that waste traffic flow is very different and is an even flow throughout the day and therefore has a low impact on peak hour traffic.

Councillor Loates questioned what the turnaround time might be at the site, with Chris Foss replying that it will be about a 15 minute turnaround for the HGV's, and that the waste material will be processed in about 2 hours.

Councillor Searle commented that Biffa have in place certain 'good neighbour' practises, such as their regular litter pick of the A264, and questioned whether Britaniacrest would do the same? David Foss replied that currently at their Surrey site they employ full time housekeepers whose job is to keep the site and surrounding area tidy, including strimming verges, picking up litter and washing road signs.

Members thanked Ray and Chris, and Christopher for coming to speak to the Parish Council.

**PET001/14 TO APPOINT A COMMITTEE CHAIRMAN**

It was proposed by Councillor S. Wilton and seconded by Councillor Loates that Councillor Turner be appointed Committee Chairman for the forthcoming year.

**PET002/14 PUBLIC FORUM**

**Brian Johnson of Langhurst Wood Road** commented on Agenda Item 9, and that the residents of Langhurst Wood Road were fully in support of the Parish Council instructing a legal representative with regard to proposed development north of the A264. Mr Johnson also commented on the proposed application WSCC/018/14/NH with residents of the area were concerned, and that according to WSCC's scoping report, there should be dialogue with local residents with developments such as the one proposed by Britaniacrest Ltd, but so far there has been no contact whatsoever which doesn't seem to represent the company as 'good neighbours' at this stage.

**Geoff Read, Vice Chairman of Warnham Parish Council** commented on the possible lighting on the proposed site, and also questioned whether other forms of transport had been considered i.e. rail as suggested in the West Sussex Waste Local Plan.

Ray Foss replied that there will be no floodlighting on site, but there will be normal street lighting for the purpose of health and safety, but these will work on sensors. With regard to the transport, they had been told that Viridor were looking at putting in a rail link and is part of the reason they are interested in this particular site.

**PET003/14 APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillor Wassell.

**PET004/14 APPROVAL AND SIGNATURE OF MINUTES**

The Minutes of the meetings held on 17<sup>th</sup> April 2014 and 1<sup>st</sup> May 2014, having previously been circulated, were approved and signed by the Chairman as a true record.

**PET005/14 TO APPOINT A COMMITTEE VICE CHAIRMAN**

It was proposed by Councillor Rickett and seconded by Councillor Knight that Councillor S. Wilton be Vice Chairwoman for the forthcoming year.

**PET006/14 CHAIRMAN'S ANNOUNCEMENTS**

**(a) Temporary Traffic Regulation – Parsonage Road Level Crossing**

Members noted the Temporary Traffic Regulation Order for the closure of Rusper Road between its junctions with Kidmans Close and Quarry Close on Tuesday 27<sup>th</sup> May 2014 from 11pm to 6am for 1 night. This is to allow Network Rail to safely lift and replace the crossing for maintenance works.

**(b) Request for a Temporary Traffic Regulation Order – Forest Road / Crawley Road**

Members noted the request for a Temporary Traffic Regulation Order on Crawley Road and Forest Road between the junctions with Beech Road/Elgar Way and Bostock Avenue, on Monday 2<sup>nd</sup> June 2014 for 5 nights. This is to allow for carriageway resurfacing.

**(c) Draft Broadbridge Heath Quadrant Supplementary Planning Document**

Members noted that the above document is now available for viewing in the Parish Office, as part of the public consultation that is open from Friday 9<sup>th</sup> May to Friday 6<sup>th</sup> June 2014.

**(d) Public Rights of Way Routine Maintenance**

Members noted that the Access Ranger will be visiting the Parish shortly to arrange routine maintenance work, and if there are any areas that require attention, to let the Parish Office know.

**(e) Temporary Traffic Regulation Order – Langhurst Wood Road**

Members noted the Temporary Traffic Regulation Order on Langhurst Wood Road between its junctions with Green Lane and the A264, on Thursday 29<sup>th</sup> May 2014 for 2 days to allow for carriageway patching.

**PET007/14 DECLARATIONS OF INTEREST**

Councillor Knight declared a **Personal Interest** in planning application WSCC/018/14/NH as the directors of the applicant company were known to him.

**PET008/14 TO DISCUSS PLACEMENT OF BOLLARDS AT LAMBS FARM ROAD JUNCTION WITH GREENFIELDS ROAD**

Members noted that there was no progress to report.

**IT WAS RESOLVED**

**To note this section of the report.**

**PET009/14 TO CONSIDER INSTRUCTING A LEGAL REPRESENTATIVE TO PRESENT THE COUNCIL'S VIEW REGARDING PROPOSED DEVELOPMENT NORTH OF THE A264**

Members noted the further information provided at the meeting, that an initial free of charge meeting will be taking place on 31<sup>st</sup> May 2014, and any subsequent representation and opinion will cost in the region of £3,500 to £4,000.

Members agreed that it would be of great benefit to instruct professional legal representation in order to present the Parish Council's position in the best possible way at the forthcoming hearing before the Planning Inspectorate.

**IT WAS RESOLVED**

**That the Committee's budget of £4,000 is made available in order to secure legal representation for the forthcoming hearing regarding development north of the A264.**

**PET010/14 TO DISCUSS REQUEST FOR BOLLARDS DUE TO VERGE PARKING AT BUTLERS ROAD**

Members noted the report detailing the request from a resident for the installation of bollards on Butlers Road to prevent verge parking taking place. Whilst Members were sympathetic as to the reasons for the request, they were also wary about setting a precedent for further similar requests throughout the Parish, especially as this is predominantly the responsibility of WSCC.

Although the Parish Council had helped fund and install bollards on Roffey Corner, this was done to not only prevent verge parking in a location in close proximity to busy traffic lights, but also as this area was considered an entrance to Roffey and there was Parish Council maintained land adjacent.

**IT WAS RESOLVED**

**That the Parish Council would not fund the installation of bollards on Butlers Road.**



**PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE**

**22<sup>nd</sup> May 2014**

**SCHEDULE OF PLANNING APPLICATIONS**

**DC/14/0476**

**HOLBROOK WEST**

Wealdon, Langhurst Wood Road  
Erection of units for Class B2 (6695 sqm) and Class B8 (8185 sqm) Uses from  
outline application DC/09/2355 (Approved of Reserved Matters)  
Applicant: Mr Ray Foss

**COMMENT**

**The Parish Council object to this application on the grounds that the traffic assessments are insufficient, and would like to see a comprehensive independent traffic survey carried out. The Parish Council also note the extensive development plans for the area and believe the road infrastructure to be insufficient for the levels of traffic being proposed.**

**OBJECTION**

---

**DC/14/0589**

**ROFFEY NORTH**

15, Dale Close  
Erection of single storey extension to front and rear of property  
Applicant: Mr Clayton Standing

**APPLICATION ALREADY PERMITTED**

---

**DC/14/0596**

**ROFFEY NORTH**

49, Farhalls Crescent  
Two storey extension to provide space for elderly relative  
Applicant: Mr and Mrs Bradley

**COMMENT**

**The Parish Council has no objection to this application provided the proposed extension is integral to the current property and is not used as a separate dwelling.**

**NO OBJECTION**

---

**DC/14/0668**

**ROFFEY NORTH**

4, The Hollies  
Addition of a conservatory to the rear of the existing property  
Applicant: Lyn Driscoll

**APPLICATION ALREADY PERMITTED**

---

**DC/14/0710**

40, Shepherds Way

New front porch, first floor extension and replacement of rear window with doors and juliet balcony

Applicant: Mr Nick Ross

**ROFFEY NORTH**

**COMMENT**

**NO OBJECTION**

---

**DC/14/0749**

69, Pondtail Road

Ground floor side and rear extension and use of loft as living accommodation

Applicant: Miss Anne-Marie Besson

**HOLBROOK WEST**

**COMMENT**

**NO OBJECTION**

---

**DC/14/0757**

93, Littlehaven Lane

Single storey extension to rear of property

Applicant: Mr Richard Grover

**ROFFEY NORTH**

**APPLICATION ALREADY PERMITTED**

---

**DC/14/0652**

245, Crawley Road

Two storey extension to rear with pitched roof to front

Applicant: Ms L. Wilson

**ROFFEY NORTH**

**APPLICATION ALREADY PERMITTED**

---

**DC/14/0706**

96, Lambs Farm Road

Two storey side extension together with front and rear single storey extensions

Applicant: Mr and Mrs Prosser

**ROFFEY NORTH**

**COMMENT**

**NO OBJECTION**

---

**DC/14/0920**

Tree Tops, Comptons Brow Lane

Fell 1 x Silver Birch

Applicant: Mr Alec Howard

**ROFFEY SOUTH**

**COMMENT**

**NO OBJECTION**

---

**DC/14/0908**

117, South Holmes Road  
Surgery to 1 x Lime Tree (T1)  
Applicant: Mr David Bulloch

**ROFFEY SOUTH**

**COMMENT**

**NO OBJECTION**

---