

**MINUTES OF A MEETING OF NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
HELD ON THURSDAY 26TH APRIL 2018 AT 7.30pm
AT ROFFEY MILLENNIUM HALL, CRAWLEY ROAD, HORSHAM**

Present: Committee Members

Holbrook East:- Cllr. Mrs R. Ginn, Cllr. Mrs F. Haigh* (Vice Chairman), Cllr T. Rickett BEM.

Holbrook West:- Cllr. R. Knight, Cllr. R. Millington, Cllr. I. Wassell.

Roffey North:- Cllr. M. Loates, Cllr D. Searle, Cllr J. Smithurst.

Roffey South:- Cllr. R Turner (Chairman), Cllr. Mrs S. Wilton.

*denotes absence

In attendance: Ross McCartney, Committee Clerk, Pauline Whitehead BA(Hons)
FSLCC

PET/426/18 Public Forum

There were eight members of the public present.

Three residents spoke of their concern regarding vehicles left by those using the railway station and parked in the area around Farhalls Crescent, Morrell Avenue and Lambs Farm Road. The vehicles reduce visibility and cause difficulty for the bus travelling along Lambs Farm Road to navigate.

There is particular concern about vehicles parked very close to the junctions which have been a major factor in minor accidents. The residents had presented a petition and photographs to demonstrate individual examples of where vehicles were causing issues to WSCC and gave a copy to the Parish Council. The Chairman suggested that the residents contact County Councillor Andrew Baldwin and advised of similar concerns about parking raised by residents whose children attend Littlehaven School. This matter would be an agenda item at the May Planning, Environment and Transport Committee Meeting.

PET/427/18 Apologies for absence

Cllr F. Haigh had e-mailed apologies that were not received until after the meeting.

PET/428/18 Declarations of Interest

There were no declarations of interest given.

PET/429/18 Minutes

The Minutes of the Committee Meeting held on 22nd March 2018 and the Extraordinary Planning, Environment and Transport Committee Meeting held on 12th April 2018 were agreed and signed by the Chairman as a true record.

The Chairman adjourned the meeting and a brief presentation was given by three members from Roffey Football Club. The Club outlined their

plans to bring a disused sports pavilion from Southwater to be used at their site off Bartholomew Way, to improve and extend the facility. There were also plans to include a community Macmillan Cafe and to install synthetic 3G pitches on the site. The ground at Bartholomew Way sits on clay and is unusable for a large part of the season. There is a shortage of synthetic pitches in Horsham District and Roffey Football Club feel that the investment in this facility would reap dividends and breathe life into the north of Horsham. Applications for funding for the project would be submitted to Horsham District Council (HDC) (for S106 monies) and to the Football Foundation. Roffey Football Club is already part of the Shipley project which offers a range of sporting activities for all ages and abilities such as frame football, walking football and football for the blind. Additional parking had been made available at the site, but it was acknowledged that further work was required to ascertain what impact additional users of the site would have on local residents.

PET/430/18 Chairman's Announcements

Funding opportunities are available to address potential flooding issues in the parish through West Sussex County Council (WSSCC) Operation Watershed. All members were invited to put forward any potential projects to be considered by the Planning, Environment and Transport Committee.

Cllr Rickett had informed HDC Environmental Health of burning at Searle's Yard off Parsonage Road on Saturdays and Sundays on three consecutive weekends in April 2018. The smoke coming from the fire was black and acrid. HDC was looking into the matter.

WSSCC had issued a Definitive Map and Modification Order – DMMO 4/16, for the addition of a footpath from Coney Croft cul-de-sac to public footpath 1586/2 in Horsham under the Wildlife and Countryside Act 1981. (Reference CC803/13882/CN). The Parish Council had been informed of the background to this matter in January 2018.

The National Association of Local Councils has produced the 'Charter for Trees, Woods and People – A guide for parish, town and community councils'. A copy would be given to the Parish Council's Tree Wardens.

PET/431/18 Work at Roffey Football Club ground

The Committee noted the presentation given by Roffey Football Club earlier in the meeting with interest and would wait until the planning application was submitted to HDC to give comments in the usual way.

PET/432/18 Excess litter on the A264 and adjacent roads

Litter on the A24 between Faygate and the Broadbridge Heath roundabout, reported to HDC, had been cleared. The Chairman understood that there

was a provision within the Environmental Act 1998 which allows an individual to demand that the relevant authority clears litter within a set period of time. The Clerk would investigate this and bring a report back to the next Committee Meeting.

PET/433/18 Land adjacent to 78 Crawley Road

The Deputy Director of Property Management at the Sussex Partnership NHS Foundation Trust was unable to attend this Planning Meeting but had reported that the Trust is currently considering potential future uses for the land adjacent to 78 Crawley Road. The land would be tidied and the boundary along Crawley Road improved. The land would be monitored more closely in the future. Evidence of this has been seen.

The Committee noted the comments and it was **AGREED that the Planning, Environment and Transport Committee would have a watching brief on this matter.**

PET/434/18 WSCC/015/18/NH - Proposed Recycling, Recovery and Renewable Energy Plant and Ancillary Infrastructure at the Former Wealden Brickworks, Langhurstwood Road.

A public Meeting had been held on Friday 20th April 2018 at Holbrook Tythe Barn to hear the views of local residents on the above application. The Clerk had shaped the concerns into a draft document that could be used by the Council as a basis for a response should the Council be minded.

The Committee **RESOLVED to object to WSCC/015/18/NH and use the document produced by the Clerk as a basis for the reasons for objection. A copy of the final submission would be attached to the minutes of this meeting.**

PET/435/18 DC/17/2656 – Demolition of existing bungalow and erection of 1 x two story dwelling and creation of new highway access off Pondtail Road.

It was **AGREED that Cllr T. Rickett. B.E.M. would articulate the objection already agreed by the Planning, Environment and Transport Committee at the HDC Committee Meeting on 1st May 2018.**

PET/436/18 Petition for double yellow lines in Farhalls Crescent

It was **RESOLVED to defer this item to the next Planning , Environment and Transport Meeting to enable other similar matters to be dealt with at the same time.**

PET/437/18 Consultations

(a) Local Plan Review Cabinet Report Documentation (Employment, Tourism and Sustainable Rural Development April 2018) – The proposals in the document are as follows: A review of Key Employment Area designation (KEA's), review of Built-up Area boundaries, Identification of smaller settlements in the District as 'secondary settlements' where a small amount of infill development (max 5 homes) may be acceptable subject to the usual development management considerations, and proposal to enable the conversion of certain agricultural buildings to other uses. The consultation will close on 25 May 2018.

It was RESOLVED that Cllr R. Turner, Cllr Mrs S. Wilton and Cllr Mrs F. Haigh (should she wish to) meet with the Clerk to review the document and submit a response to the consultation. This will be reported at the next Planning Meeting.

(b) WSCC, Horsham town contra flow cycling
WSCC are organising a workshop with district councillors, county councillors, Horsham Cycle Forum, neighbourhood and parish councils to discuss concerns and provide evidence of the different type of cycling infrastructure that is being installed and used in other parts of the country. Currently WSCC are looking for a date in June at County Hall North.

It was RESOLVED that Cllr R. Turner would attend the meeting if he was available.

(c) WSCC, Bus Strategy.
WSCC is developing a new bus strategy to explore ways in which they can work with bus companies and other partners to help sustain and improve services. Further information can be found using this link: www.westsussex.gov.uk/buses.

It was RESOLVED to highlight the disparity in bus service between Roffey and Holbrook whereby Roffey is well served with buses and Holbrook is not. The bus links through the parish are also poor. The Committee also re-iterated the need for buses to penetrate the new development at the earliest possible stage to encourage wider use of public transport and reduce traffic congestion in Horsham.

(d) Draft revised National Planning Policy Framework
NHPC received information from Campaign to Protect Rural England (CPRE) that there is a consultation response due on the 10th May for National Planning Policy Framework (NPPF). The draft revised NPPF incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation. More information can be found by using this link: <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>.

Cllr Mrs F. Haigh had offered to review the document and circulate

her comments. It was **RESOLVED** that any comments would be collated so that a response could be formulated. This would be reported at the next meeting.

PET/438/18 Planning appeals

REASONS FOR APPEAL	Refused planning permission
APPLICATION REFERENCE	DC/17/1923
WARD	Roffey South
APPLICATION	Part two storey and part single storey extension over existing building.
SITE	SL2 Signs 202 Crawley Road
PC COMMENTS	Objection due to the fact it's not in keeping with the longstanding character and street scene of Crawley Road and the subsequent adverse effect.
APPEAL DECISION	LODGED

One appeal for high hedges had been notified to the Committee, but these are confidential matters to HDC.

PET/439/18 Planning Applications

Members noted receipt of the schedule of Planning Applications received under the Town and Country Planning Act 1990 from HDC since 22nd March 2018 and considered each application in turn.

It was RESOLVED that the Committee's comments on each planning application be forwarded to HDC (appended as part of the minutes).

PET/440/18 Planning decisions

An ongoing schedule of planning decisions made by HDC had been circulated to members of the Committee.

It was RESOLVED to note the schedule of planning decisions.

PET/441/18 Date of next Meeting

The next meeting is scheduled for Thursday 24th May 2018 at 7.30pm.

There being no other business, the Chairman closed the meeting at 9.10 p.m.

.....Chairman

.....Date

**NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
26th APRIL 2018**

DC/18/0198	HOLBROOK WEST
Site Address: Dendys 40 Heath Way Proposal: Part removal of dining room terracotta flooring to re-lay a sub base for damp-proofing and restore the same flooring in original position. Replacement of remaining concrete floor area with uniform terracotta tiles to match. (Listed Building Consent).	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0579	HOLBROOK WEST
Site Address: 19 Heath Way Proposal: Removal of existing carport and erection of two storey side extension	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0582	ROFFEY SOUTH
Site Address: 3 Rowan Close Proposal: Erection of a single storey front extension	
Parish Council Comment Objection due to the proposal being inappropriate to location, negatively impacting the neighbouring properties and its street scene.	
HDC Decision	

DC/18/0596	ROFFEY NORTH
Site Address: 10 Maple Close Proposal: Surgery to 1 x Oak	
Parish Council Comment No objection subject to the comments from HDC's Tree Officer.	
HDC Decision	

DC/18/0616	HOLBROOK WEST
Site Address: 24 Durfold Road Proposal: Erection of first floor side extension and roof conversion including rear dormer window.	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0631	ROFFEY SOUTH
Site Address: 47 Owlbeech Way Proposal: Replacement of existing windows and doors at the front, sides and rear of the property.	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0643	HOLBROOK EAST
Site Address: 2 Rook Way Proposal: Erection of single storey rear extension	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0647	ROFFEY SOUTH
Site Address: Dragonswood 33 Elgar Way Proposal: Non material amendment to previously permitted application DC/16/0329 (First floor extension, loft conversion with dormers and other external alterations). Amendment from leaded dormer cheeks to tiled dormer cheeks.	NHPC comment on DC/16/0329: No objection
Parish Council Comment As the application has already been permitted by HDC no comment was submitted.	
HDC Decision	PERMITTED

DC/18/0658	HOLBROOK WEST
Site Address: 10 Graylands Estate Langhurst Wood Road Proposal: Variation of Condition 1 to previously approved application DC/17/1544 (Proposed demolition of existing units 10A and 10B. Proposed erection of 2no single storey B1 buildings providing 10no individual units, relocation of existing refuse store, alterations to existing access and associated landscaping works.) Repositioning of Block B.	NHPC comment on DC/17/1544: No objection to the design or scale of the building. There are concerns in relation to the cumulative effect on traffic in Langhurst Wood Road.
Parish Council Comment No objection to the design or scale of the building. There are concerns in relation to the cumulative effect on traffic in Langhurst Wood Road. If the proposed Recycling, Recovery and Renewable Energy Facility and Ancillary Infrastructure (WSCC/015/18/NH) is approved this could create further traffic issues on Langhurst Wood Road.	
HDC Decision	

DC/18/0673	HOLBROOK EAST
Site Address: Land Rear of 11 To 15 Foxglove Avenue	
Proposal: Surgery to 2 x Oaks	
Parish Council Comment No objection subject to the comments from HDC's Tree Officer.	
HDC Decision	

DC/18/0716	ROFFEY NORTH
Site Address: 6 Bostock Avenue	
Proposal: Erection of single storey rear extension and front porch.	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0728	HOLBROOK WEST
Site Address: 141 Heath Way	
Proposal: Erection of two storey side extension and single storey rear extension	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0748	HOLBROOK EAST
Site Address: The Holbrook Club North Heath Lane	
Proposal: Non material amendment to previously approved DC/16/2855 (Residential development of playing fields providing for 58 new dwellings including a new access from Jackdaw Lane). Amendments sought to roof plan of plot 35	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0769	ROFFEY NORTH
Site Address: 10 North Holmes Close	
Proposal: Erection of summer house in rear garden.	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0782	ROFFEY NORTH
Site Address: Highbury 4 Lambs Farm Road	
Proposal: Surgery 2 x Lime 1 x Holly	
Parish Council Comment No objection subject to the comments from HDC's Tree Officer.	
HDC Decision	

DC/18/0808	ROFFEY NORTH
Site Address: 19 Amberley Close Proposal: Erection of a two storey side extension and single storey rear extension.	
Parish Council Comment No objection however, the committee notes the paving over the front garden and holds concerns for its drainage capability.	
HDC Decision	

DC/18/0810	HOLBROOK WEST
Site Address: 84 Pondtail Road Proposal: Installation of 2 x dormer windows within front roof slope and 1 x dormer within rear roof slope and associated internal alterations	
Parish Council Comment No objection.	
HDC Decision	

DC/18/0822	ROFFEY NORTH
Site Address: 137 - 139 Crawley Road Proposal: Non-material amendment to previously approved application DC/15/0767 (Consolidation and construction of a rear extension to the existing retail store/showroom fronting Crawley Road together with the demolition of ancillary showroom/building at the rear and construction of a replacement single storey showroom/building). Proposed alterations to approved external staircase to facilitate provision of brick built services cupboard underneath staircase	NHPC previous comment on DC/15/0767: No objection
Parish Council Comment No objection.	
HDC Decision	

DC/18/0855	HOLBROOK WEST
Site Address: 25 Haybarn Drive Proposal: Surgery 1 x Yew	
Parish Council Comment No objection subject to the comments from HDC's Tree Officer.	
HDC Decision	

WSCC/015/18/NH	HOLBROOK WEST
Site Address: Former Wealden Brickworks (Site HB), Langhurstwood Road Proposal: Recycling, Recovery and Renewable Energy Facility and Ancillary Infrastructure	
Parish Council Comment (Please see attachment for NHPC's comments)	
HDC Decision	



North Horsham Parish Council

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County Planning
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Chichester
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27th April 2018

Dear Sirs,

Planning application:- WSCC/015/18/NH

North Horsham Parish Council held a well-attended public meeting to hear the views of residents and has used the genuine concerns and comments from that meeting as a basis to respond to planning application WSCC/015/18/NH - Recycling, Recovery and Renewable Energy and Ancillary Infrastructure at the former Wealden Brickworks, Langhurstwood Road, submitted by Britaniacrest Recycling Ltd described as an Energy from Waste facility by the applicants.

The Parish Council strongly objects to this application on the grounds that the design, height, size and mass of the buildings has a detrimental effect on the local landscape and distinctiveness of the area and that there is insufficient evidence to satisfy the Parish Council that there will be no adverse effect on the health and wellbeing of local residents from the plant and vehicle emissions to and from the site.

The National Planning Policy Framework (NPPF) (2012), Horsham District Planning Framework (HDPF) (2015) and West Sussex Waste Local Plan (WSWLP) (2014) set out clear guidelines regarding the quality and character, principles of and sustainability of development. In the opinion of the Parish Council, supported by local residents, the application is not in compliance with policies within these documents. Areas of non-compliance are noted in the comments below:-

- 1. Design, height, size and mass of the proposed buildings** (*Does not comply with HDPF (2015) Policies 25,26, 32 and 33 and WSWLP (2014) Policies W10, W11 and W12*)

The design, height, size and mass of the proposed buildings is significantly higher than buildings in the surrounding area and they do not complement the local distinctiveness of the area which is that of countryside surrounding a Sussex market town.(HDPF(2015) Policy 32, WSWLP (2014) W11). Furthermore, the height, size and mass of the building

and the flue stack is not sympathetic to the site setting in terms of topography, landscape and skyline (WSWLP (2014) W12). The proposed siting of the buildings and flue stack, on land that sits quite high within the landscape, accentuates its presence and its urban feel. This will be exacerbated by the exhaust plume, which when visible, could rise hundreds of metres into the sky at certain times. The flue stack will visually impact the High Weald Area of Outstanding Natural Beauty and other designated areas of special significance in the wider area. The overall size of the complex is disproportionate to its setting and there doesn't appear to be any specific reason for a facility of this kind to be located at this site, it would be better placed in a position where it has good transport links and away from residential development.

2. Health concerns and emissions (*Non-compliance with NPPF (2012) Policy 8, 10 and 11 also WSWLP (2014) Policy W12 and Policy W19*)

Air quality raises serious concerns as there is not sufficient information surrounding long term health issues associated with the incineration of waste, especially in respect of elements that are stored in the body and which can be transferred to unborn children. Members of the public are genuinely concerned about increased health risks from breathing in emissions which could lead to birth defects, cancer, spina bifida, heart defects, infertility and respiratory diseases. The residual effect of the emissions to the land and watercourses is also unknown and of concern. There is still no information from the applicants regarding the ultimate level of the Carbon dioxide, Nitrous oxide and other emissions generated from this facility. However, with a capacity of 180,000 tonne per annum it is realistic to expect that the proposed operation could produce serious volumes of emissions over the anticipated 30year operational period which could have a cumulative effect on health. The potential for noxious odours to emit from the site is also of concern to residents and raises further questions about the safety to health from emissions in general.

The Parish Council has concerns that the incinerator is sited under the flight path to and from Gatwick Airport and the potential impact on emissions from turbulence from aircraft overhead. This specific factor could have a significant impact on how the particles in the atmosphere spread and disperse, and could cause increased risk, but further study would be required.

The facility will be sited next to residential properties and schools, directly in conflict with advice given from the World Health Organisation who recognise potential health issues from facilities of this type. The BIFFA Mechanical Biological Treatment facility, landfill site and Weinerberger brickworks adjacent to the site already produce gases, therefore, the cumulative effect of all pollution increases concern about the air quality and its effects on local residents.

There still appears to be no information on the impact to the environment on vehicle movements associated with operating the incinerator. Whilst diesel engine vehicle movements associated with the operation are not planned to exceed those allowed within existing planning conditions, there will be an increase in movements to the present and the resulting pollutants will rise commensurately reducing air quality. The Parish Council has major concerns that waste from outside the County will be needed to ensure that the

incinerator is kept at its correct operating level and to ensure that the facility remains profitable. In the proposals for the development north of Horsham, Langhurstwood Road will be cut off from the A264 and the new access road leading to the facility will be through residential property. Levels of pollution from diesel fumes along the route taken by lorries will increase if more waste is brought to the site.

Once in use, the plant has to run continuously, without interruption. Noise on neighbouring properties and the wider area is of genuine concern to residents as is light pollution. At the very least, the flue stack will require illumination with red lights to enable it to be seen by aircraft. Residents who live in the vicinity of the facility are already affected by noise levels. Now that the application for 2,750 houses in North Horsham has been approved, there are likely to be more people impacted by noise from the 24-hour operation.

The Parish Council are of the opinion that to ensure that vehicles do not block the Access Road and use local lay-by's the weighbridges must be relocated to provide adequate waiting bays for HGV's entering the site.

The Parish Council has not seen evidence that Sections 8,10 and 11 of the NPPF, which refer to healthy communities, the challenge of climate change and conserving and enhancing the natural environment along with HDPF (2015) Policy 33 and WSWLP (2014) W12 are being adhered to.

3. Land allocation and its consequences

It would not seem sensible to allocate land strategically in the Horsham Planning Development Framework for residential development North of Horsham when land adjacent had been allocated as a site for waste by WSCC. Building a Recycling and Incineration plant next to the proposed development north of Horsham, which includes 2,750 dwellings along with community facilities, poses a conflict in land use as evidence points to there being adverse consequences to quality of life to those living nearby. There is the potential for the health of those living on or close to the new development to be effected by emissions from the operation. Additional traffic from this and other developments surrounding Horsham also pose issues with regard to the increase in traffic and add to potential traffic emissions which combine to cause significant issues.

4. Litter in the landscape

Residents already face real issues with rubbish blowing from lorries and littering the highway along Langhurstwood Road. Road sweepers are employed to clean the road on a regular basis to keep on top of the issue. Additional lorry movements will inevitably produce more litter and a greater nuisance to those living on the route from the A264 to the incinerator site.

The enormity of the impact that this application has on north Horsham cannot be understated. Therefore, in conclusion, the Parish Council re-iterates that it strongly opposes this application.

Yours faithfully

Pauline Whitehead BA (Hons) FSLCC
Clerk to North Horsham Parish Council