



PULBOROUGH PARISH COUNCIL

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MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD ON THURSDAY 3rd October 2019 AT THE SPORTS PAVILION

PRESENT: Cllrs Wallace, (Chairman), Hare, Henly, Kipp, Lawson & Queded.

IN ATTENDANCE: Mrs L Underwood (Deputy Clerk), Mr Pierre Lombaard and Mr Stephan Lombard from Purple Pepper Partnership & 2 members of the public.

The meeting opened at 7.31pm

59. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs. Esdaile, Kay & Trembling.

60. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

There were no declarations of interest.

There were no changes to Register of Interests.

61. MINUTES

The Committee **RESOLVED** to agree and approve the Minutes of the Meetings held on 5th & 19th September 2019 and the Chairman duly signed them. The Chairman made written amendments to the attendees and apologies for absence as one Councillor was written for both and one was not noted as absent.

Clerk's Report

There was no Clerk's report.

62. ADJOURNMENT FOR PUBLIC SPEAKING

The Chairman welcomed Mr Boughton and invited him to speak regarding agenda item 5, Planning Applications - DC/19/1860 - Middle Barn Farm Coombelands Lane Pulborough.

Meeting adjourned: 7.35pm

Meeting reconvened: 7.42pm

The Chairman thanked Mr Boughton for taking the time to address the Committee.

63. PLANNING APPLICATIONS

The Committee, having considered the planning applications, **RESOLVED** that its representations be forwarded to HDC, attached to these Minutes as Appendix 1.

64. PRE-APPLICATION PE/19/0167 – SWAN CORNER, STATION ROAD, RH20 1AH

The Chairman welcomed Mr Pierre Lombaard and Mr Stephan Lombard from Purple Pepper Partnership (PPP). PPP want to engage with all parties during the planning process and so wanted to present to the Committee the pre-application ideas for the above location.

A summary of the presentation is listed below:

- Changes in affordable housing regulations has led to the changes from 9 apartments to 11 apartments.
- A Road Safety Audit has been carried out, which has been shared with WSCC Highways in order to obtain the best advice regarding access and highway issues.
- The pre application plan is to have 9 parking spaces underneath the building and 2 parking spaces at the back (along with bicycle parking). Members raised their concern that there is only 1 space per apartment, PPP will raise this concern with HDC.
- The design of the building will be the same to the front of the building as it is now, (the existing building does need to be demolished due to safety reasons).
- Privacy to neighbouring properties will be maintained.
- Amenity space will be at the back of the building.
- Balconies will be at the back of the building.
- The plan is to have 1 x 1 bed, 2 x 3 beds & 8 x 2 beds, but this could be subject to change.
- If HDC approve the pre-application, PPP are ready to submit the application.

The Chairman thanked Mr Lombaard and Mr Lombard for taking the time to present to the Committee.

65. PLANNING APPLICATIONS DECISIONS

Members received details of planning decisions and enforcements since the last meeting.

66. STEYNING NEIGHBOURHOOD PLAN – REGULATION 14 CONSULTATION

Members received the above consultation and **RESOLVED** to submit the following comments:

- Members are concerned that the allocation of no new houses increases the pressure on Pulborough and other neighbouring parishes.
- There is not enough information on the Local Green Space review, needs more detail and photographs.

67. CHRISTMAS TREES ALONG LOWER STREET

The Deputy Clerk advised that 3 quotations were requested, but only 1 received for the real Christmas trees with lighting. Members **RESOLVED** to recommend to Full Council to accept the quotation from Festive Illuminations at a total cost of £3310.00 for 38 trees and 2 sets of lights. The Deputy Clerk advised that a pre-order for the trees is required before Full Council can ratify these costs due to ordering deadlines.

Power: LGA 1972, S.144

Members **RESOLVED** to keep the requested donation to £10.00, but to make this per tree/set of lights. The Deputy Clerk advised that 2 businesses did not send a donation last year, so Members **AGREED** that 1 of the businesses outside of Lower St would not be contacted this year and the other business would be reminded that other businesses are on the waiting list for trees and a donation is appreciated. Cllr Kipp kindly offered to collect any payments if required.

68. CORRESPONDENCE REGARDING DC/19/0845 – LAND AT JUNCTION OF HILL FARM LANE AND STANE STREET HILL FARM LANE CODMORE HILL PULBOROUGH

Members noted correspondence from Cllr Hare to HDC. Cllr Hare was booked as an objector on behalf of the Parish Council to the Planning Committee (South) meeting and was not happy with the way the meeting was conducted, so has requested a written transcript of the meeting as part of the recording of the meeting could not be heard.

Cllr Hare also requested why the major point of the meeting for the above application was ignored, i.e. the referred to HDC's Gypsy and Traveller Site Allocation Plan DPD 2017- "The process has identified 68 pitches for use as Gypsy and Traveller accommodation. This is more than sufficient to meet the District's Gypsy and Traveller accommodation requirements of 60 pitches for the next 10 years. The total requirement for the 15 year period to 2032 is 78 pitches, meaning a further 10 pitches will need to be identified."

Cllr Hare is due to speak with HDC tomorrow and has a meeting booked with the District Councillors and Cllrs Quested & Wallace to discuss this matter further.

**69. CORRESPONDENCE
HDC**

Correspondence regarding an enforcement query of the Cala Homes Development. Copied to Committee.

SDNPA

Notification of Workshops on 15.10.19 – Lewes, 23.10.19 – Midhurst & 29.10.19 – Meonstoke.

Residents

- Email correspondence regarding planning permission for a sign of a new business opening in Lower St. Copied to Committee.
- Background on DC/19/0845 – Land at Junction of Hill Farm Lane and Stane Street ahead of the Planning South meeting. Copied to Committee.
- Correspondence from 2 x residents regarding the parking in Arun Prospect. Copied to Committee.

Newsletters

- West Sussex Rail Users Association – September newsletter.
- Sussex Community Raid Partnership Summer newsletter.

70. ITEMS FOR NEXT P&S AGENDA

There were no items for the next agenda.

71. PAYMENTS

The following payments were approved: -

Business Stream	22.09
Business Stream	45.58
Business Stream	87.81
Wesley's Window Cleaning	216.00
Burgess & Randall Ltd	65.95
Came & Company	4516.86
Laker Building & Fencing Supplies Ltd	37.79
Moore	720.00
Pulborough Social Cte	1415.59
National Westminster Bank	31.25

The meeting closed at 8.55pm

.....Chairman

.....Date

Appendix 1**Recommendations of the Planning & Services Committee meeting held on
Thursday, 3rd October 2019****DC/19/1860 - Middle Barn Farm Coombelands Lane Pulborough**

Equestrian Development for personal use comprising of a partially submerged barn for stables, feed store and machinery; outdoor school, horse exerciser and associated hardstanding. Retrospective consent for resurfacing an existing access (Resubmission of application reference DC/18/2340). **No objection.**

DC/19/1869 - Old Dangstones 147 Lower Street Pulborough

Repair windows and walls, replacement of internal doors, staircase and floor. Internal and external alterations with refurbishments (Listed Building Consent). **No objection.**

DC/19/1872 & 1873 - Old Rectory Old Rectory Lane Pulborough

Erection of a single storey rear extension to existing garage out-building (Householder Application & Listed Building Consent). **No objection, Members suggested a non-severance clause be added.**

DC/19/1896 - Hillcroft Stane Street Codmore Hill Pulborough

Erection of a single storey side extension and front porch. Conversion of garage into habitable living space for the use of a 1 bed detached annex with dormer window. **Objection – Over development, access issues and possible obstruction to neighbouring garages.**

DC/19/1567 – Beedings Farm, Gay Street Lane, North Heath

Erection of a farm building for agricultural use. **Amended Plans - No objection.**

Trees**DC/19/1874 - Glebefields Old Rectory Lane Pulborough**

Fell 1 x Cypress (Works to Trees in a Conservation Area). **No objection.**