



PULBOROUGH PARISH COUNCIL

Working together for a better future

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MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD IN THE ROTHER HALL AT THE VILLAGE HALL ON THURSDAY 1ST DECEMBER 2022

PRESENT: Cllrs Kipp (Chairman), Davies, Ellis-Brown, Esdaile, Hare, Hunt

IN ATTENDANCE: N Wiltshire (Deputy Clerk) and 4 members of the public (3 to Minute 80.)

The meeting opened at 7.33pm

77. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllrs Henly (personal reason) and Trembling (personal commitment).

78. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

There were no Declarations of Interest.
There were no changes to the Register of Interests.

79. ADJOURNMENT FOR PUBLIC SPEAKING

The Chairman welcomed two residents to speak regarding agenda item 5, Planning Applications - DC/22/1922 – Change of use of land for the provision of four (4) no. pitches for settled gypsy and traveller accommodation. The Chairman welcomed a resident to speak regarding agenda item 9, Speed and Noise Pollution.

Meeting adjourned: 7:34pm

Meeting reconvened: 7:48pm

The Chairman thanked residents for taking the time to address the Committee.

80. MINUTES

The Committee **RESOLVED** to approve the Minutes of the Meetings held on 3rd November 2022 as a true and accurate record of the proceedings and the Chairman signed the minutes.

Clerk's report

Notification of planning appeal – DC/21/1815 - St Crispins Church Church Place Pulborough West Sussex RH20 1AF Demolition of existing church buildings and erection of No.7 dwellings with associated access, parking, and landscaping.

An email was received today regarding an appeal that has been lodged against HDC's refusal of planning consent. All representations must be received by 5th January 2023. However, all representations made to HDC on the application will be considered by the Inspector when determining the appeal.

81. PLANNING APPLICATIONS

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

82. PLANNING APPLICATIONS DECISIONS

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

83. SALT BIN AUDIT

The Deputy Clerk reported that he had been unsuccessful in contacting James Strachan, Assistant Area Highway Manager to arrange a site visit but would continue to try to arrange this.

It was **RESOLVED** by the Committee to take Agenda Item 9, Speed and Noise Pollution at this point, to save the member of the public who had spoken on this having to wait any longer for this to be considered.

84. SPEED AND NOISE POLLUTION

As referenced in **PUBLIC SPEAKING** and correspondence received, speeding and excessive noise from motorcycles is prevalent on the A283 between Storrington and Pulborough. Preventative measures have been suggested, such as trialling a noise camera at Bury and introducing speed restrictions to stop such disturbance. Support for this has been given by the local MP. Members noted the views of the resident regarding the issues and prevalence of traffic noise, especially from motorcycles, which was discussed at length.

Members were reminded that incidents should be reported as much as possible given that the more reports are flagged up to Sussex Police online via their website or Operation Crackdown, the better the intelligence they have, which will enable them to target their resources and respond smarter. Unfortunately, if their logging system isn't showing reports of incidents, they will not know that there is an issue.

It was **NOTED** that a Traffic Regulation Order (TRO) request to reduce the speed limit on the A283 has been made by a resident and that before it can be considered there is a need to evidence support from the relevant County Councillor and the Parish Council. It was **AGREED** to support the request of this TRO to reduce the traffic speed as well as supporting the campaign for trialling an acoustic camera. Accordingly, it was **RESOLVED** that the Deputy Clerk would write to WSCC Highways in support of the TRO made by the resident who instigated this course of action, copying in the local West Sussex County Councillor, Charlotte Kenyon, and Andrew Griffith MP.

85. MILLENNIUM CLOCK ON LOWER STREET, PULBOROUGH

The Deputy Clerk reported that the Clock has been repaired and any work carried out by Smith of Derby comes with a full 12-month warranty with no charge if the work they have carried out fails within this period. The warranty will recommence from any visits made to the Clock failing. In their Terms and Conditions, given that access is required to facilitate any work on the Clock, there will be a cost in this regard. Smith of Derby carried out an Annual Service, when effecting repairs, at no cost plus a saving of the cost of access equipment that would have been incurred when the service took place.

86. CLOSURE OF KITHURST HILL CAR PARK

Although used by Parish residents, this local amenity is located outside the Parish. Therefore, it was **AGREED** that the Committee would be supportive of a solution whereby the Car Park remains open. The Deputy Clerk was instructed to advise the local West Sussex County Councillor, Cllr Charlotte Kenyon of the Committee's stance – **RESOLVED**.

87. RESILIENCE PLAN

This matter was referred to this Committee by the Full Council meeting held on 20th October 2022. Members discussed the existing Emergency Plan, prepared by PPC with the assistance of HDC to co-ordinate an organised response within the community in the event of an emergency. The Emergency Contingency Plan was updated by PPC in October 2012 and was first adopted by PPC on 23rd September 2010. It was clear that the Emergency Plan needs to be updated, drawing on events experienced since then and current practice that has developed. Given the size of the task involved, Members expressed a wish to be involved to assist in the process of updating the Emergency Plan. It was mentioned that while there was a need to have a plan in place to cope with emergency situations, attention should also be paid to the recovery phase as there was often a gap between an incident occurring and recovery taking place. The Community Resilience Plan (CRP) initiative had been referenced by WSALC and it was anticipated that further information would be received, however, this is still awaited. Therefore, it was **RESOLVED** that the Deputy Clerk ask WSALC for further details and report at a future meeting.

88. WARM SPACES HUBS

This matter was referred to this Committee by the Full Council meeting held on 20th October 2022 and a discussion took place. Along with HDC, PPC are signposting and gathering information as to what the need would be, however, to date a need has not been established although such a need may materialise when the weather gets colder. The Neighbourhood Wardens have been directed by HDC to support and promote any warm spaces hubs where a need has been identified. There is a possible £100 unallocated grant aid available subject to a decision being made. Cllr Hunt reported that with others she is liaising with local churches, the Village Hall, and the local Library regarding being open and available for residents struggling to keep warm at home. Other locations such as pubs and cafes have been mentioned as possible warm spaces, however, such venues may themselves be struggling to remain open with the on-going Energy Crisis. It was **RESOLVED** that the Clerk and the Deputy Clerk would continue to work with Members and others, such as the Neighbourhood Wardens, for signposting people to existing activities and new venues/schemes available locally that could serve as warm space venues, if organisers were supportive.

89. A27 ARUNDEL BYPASS

It was **NOTED** that a Supplementary Consultation is being held between 16th November - 16th December 2022 following changes that have been made to the scheme design during 2022. All consultation documents are available via their website [National Highways consultation on A27 Arundel By-Pass - South Downs National Park Authority](#).

90. CORRESPONDENCE**WSSC**

- Email 11.10.22 Highways, transport, and planning newsletter. *(Copied to Committee)*
- Email 15.11.22 from County Councillor, Cllr Charlotte Kenyon, regarding Kithurst Hill Car Park. *(Copied to all Councillors)*
- Email 16.11.22 TTRO Early warning Stream Lane, Nutbourne – Start Date 30/01/2023. *(Copied to Committee)*
- Email 21.11.22 from County Councillor, Cllr Charlotte Kenyon, regarding digital crime and speed limits. *(Copied to all Councillors)*
- Email 30.11.22 Road Closure date notification – A283 Pulborough Road, Storrington – Carriageway Resurfacing – Update *(Copied to all Councillors)*

HDC

- Compliance Cases 03.10.22–09.10.22. *(Copied to Committee)*
- Compliance Cases 31.10.22–06.11.22. *(Copied to Committee)*
- Compliance Cases 07.11.22–13.11.22. *(Copied to Committee)*

- Compliance Cases 14.11.22–20.11.22. *(Copied to Committee)*
- Email 07.11.22 Monthly Planning Compliance Team Statistics for October 2022. *(Copied to Committee)*
- Update from Planning Compliance Team Leader re. her response to Committee's enquiry regarding Monthly Planning Compliance Team Statistics for September 2022. *(Copied to Committee)*
- Email 14.10.22 Latest news and information – Funding for vital landscape recovery secured; help plant bulbs in Horsham Park; Horsham Blueprint Referendum is coming up. *(Copied to Committee)*
- Email 16.11.22 Proposed Electric Vehicle Charge Points – Consultation for on-street sites. *(Copied to Committee)*
- Email 23.11.22 Latest news and information: More EV charge points approved; Christmas events; the Queen's Green Canopy. *(Copied to Committee)*

SDNPA

Email 04.11.22 October Parish Workshops Presentations. *(Copied to Committee)*

Email 28.11.22 from Committee Officer regarding SDNPA Planning Committee meeting to be held on Thursday, 8th December 2022. *(Copied to Committee)*

HALC

Email 19.10.22 Green Call for Sites Consultation for Horsham district – now open until 31st October 2022 – Deadline was too tight for action by PPC.

The Planning Inspectorate

Appeal Decision by Inspector 07.10.22 Ref: APP/Z3825/W/21/3285014 Craymore, Cray Lane, Codmore Hill RH20 2HX1AB regarding refused planning application DC/21/0729, dated 25 March 2021, refused by notice dated 26 July 2021. The development proposed is construction of detached tree house style dwelling – Appeal dismissed. *(Copied to all Councillors)*

Appeal Decision by Inspector 22.11.22 Ref APP/Z3825/W/21/3281411 Coppice Hanger, Church Hill, Pulborough RH20 1AB regarding refused planning application DC/20/2481, dated 9 December 2020, refused by notice dated 30 June 2021. The development proposed is erection of 4 No. detached dwellings with associated access, parking and landscaping – Appeal dismissed. *(Copied to all Councillors)*

Govia Thameslink Railway

Email 16.11.22 from Cllr Esdaille with GTR presentation slideshow from Arun Valley AGM 20.10.22

Rail Technology Magazine

Email 29.09.22 Rail Technology Magazine Oct/Nov 22 Issue – Barking Riverside set for drastic improvements, Rail solutions for today and beyond & more...

Email 23.11.22 Rail Technology Magazine Oct/Nov 22 Issue – Challenges of Net Zero, Smart Infrastructure, Regional developments & more...

Email 30.11.22 Rail Technology Magazine Oct/Nov 22 Issue – Challenges of Net Zero, Smart Infrastructure, Regional developments & more...

CPRE

Email 15.10.22 Campaigns Update – October 2022

Action in rural Sussex (AirS)

Email 28.11.22 – Community-led Planning and Resilience Services. *(Copied to Committee)*

National Highways – A27 Arundel bypass

Additional consultation. *(Copied to Committee)*

Sport England – Active Places

Email 29.11.22 Newsletter – December 2022.

Southern Water

Email 14.11.22 Draft Water Resources Management Plan

Neighbourhood Planning Steering Group

Email 21.11.22 from Group Chairman regarding HDC's Weekly List of Applications 11.11.22 to 17.11.22, SDNP Planning Application that the work is in sympathy with the SDNP and does fit in with a rural and Historic part of Pulborough

91. PAYMENTS

The following payments were approved and signed by two authorised signatories:

Smith of Derby	£522.00
Festive Illuminations Ltd	£285.00
Legal & General	£144.45
WSCC	£11,905.70
Mr N S Wiltshire	£39.00
Laser (Kent County Council)	£302.09
Rabbit Group	£528.00
Business Stream	£1,712.60

The meeting closed at 9.08pm

.....Chairman

.....Date

**Recommendations of the Planning & Services Committee meeting held on
Thursday 1st December 2022**

DC/22/1922 – Land West of The Deck House Hill Farm Lane Codmore Hill West Sussex RH20

1BJ

Change of use of land for the provision of four (4) no. pitches for settled gypsy and traveller accommodation.

Objection for the following reasons:

1. National policy for Traveller sites states in paragraph 25 that “local planning authorities should ensure sites in rural areas respect the scale of, and do not dominate, the nearest settled community and avoid placing undue pressure on the local infrastructure.” Approval of this site would result in gypsy and traveller sites dominating this community and rural location. There is another gypsy and traveller site which already has planning permission and is occupied a very short distance to the east at the junction of Hill Farm Lane and the A29. Granting this application would be an imposition on the community and not respect the scale or rural nature of Codmore Hill. This is the old established village part of Codmore Hill (not the new development to the South) and approving this development would not be in keeping with its character.
2. This application would result in a significant increase in traffic movements in a narrow lane which leads onto a dangerous junction with the A29. It is close to the 40 mile an hour speed limit zone and is an area well known for road traffic accidents. It has the potential to multiply the number of movements significantly with the added danger that is accompanied by vehicles towing caravans. Also, with more traffic movements, there is increased danger for pedestrians with the absence of a footpath.
3. There is inadequate local infrastructure to handle sewerage and rubbish handling. There is no indication of where sewerage pipes are to be laid or connected to the mains sewerage network. The site drops steeply downhill to the north. There is a risk that refuse, and brown water, will gravitate downhill into adjacent properties below.
4. There would be an adverse impact on the landscape & character of the area.
5. Given that these pitches would be situated on an extremely steep slope significant earth-moving measures would be required to achieve this, with a further associated adverse impact on the landscape.
6. Overbearing given the site would clearly be visible due to a public right of way which is located near this location.
7. The appeal ref DC/19/0845 has since been challenged by HDC due to water neutrality and therefore only two pitches were permitted, not four pitches.
8. The location of site DC/19/0845 is very close to DC/22/1922 so two gypsy sites would be close together.
9. Noise and light pollution.
10. The drainage ditch cannot cope with amount of water now so putting pitches on this site will have a significant impact and this will cause issues to the neighbour at the foot of the hill. Also, concerns were expressed regarding the difficulty this drainage ditch would have with water run-off

from hard-standing given that utility blocks are mentioned on the plans (which are somewhat sketchy).

11. Beehives are located at the foot of the hill. This is an important aspect due to the decline in numbers of the bee population and their importance in maintaining our planet.

12. A neighbour at the foot of the hill was not informed of this Planning Application.

Members request that this application be put to HDC Planning Committee for a decision.

DC/22/1428 – St Crispins Church Church Place Pulborough West Sussex RH20 1AF

Demolition of existing church buildings and erection of No.6 dwellings with associated access, parking, and landscaping.

Objection. The Parish Council reaffirmed its original objection of 16.09.21, as follows:

- This constitutes overdevelopment in a conservation area and is out of keeping with the character of the area.
- The site is not included in the Pulborough Neighbourhood Plan, which is at an advanced stage, and which identifies this area as an open space/local green space.
- Access issues - There are concerns about extra traffic as Church Place is essentially a single-track road with few safe passing places; Safe egress and ingress to/from the A29 is of concern due to poor visibility in both directions, volume of traffic including HGVs and speed of traffic.
- An ecological survey should be conducted at an appropriate time – to assess newt activity this should take place in June.

The entire site is within a Conservation Area and appropriate sensitivity has not been demonstrated in this and the previous Planning Application. In addition, concerns were expressed regarding Southern Water's comments regarding the presence of a mains sewer running through the site. Mention was made of the number of vehicles that would potentially be at the site. Coupled the poor visibility joining or leaving the A29 and concerns about safety were amplified regarding access and egress as recently an accident had occurred, which had been registered by Sussex Police. Concern was expressed regarding disturbance to the bat colony at the site and where this would relocate.

In addition, the Committee agrees with the grounds for refusal given by HDC previously, being:

1. Notwithstanding information submitted, the application has not satisfactorily demonstrated with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

2. The appearance and layout of the development, with particularly reference to plots 6 & 7, is considered overdevelopment and would detrimentally affect the character and appearance of the surrounding area contrary to policies 32, 33 & 34 of the Horsham District Planning Framework (2015).

Members request that this application be put to HDC Planning Committee for a decision.

Trees

DC/22/2043 - 31 Masons Way Codmore Hill Pulborough West Sussex RH20 1DZ

Surgery to 6x Poplar.

No objection.

DC/22/2103 - Five Oaks West Mare Lane Pulborough West Sussex RH20 2EA

Surgery to 2x Oak).

No objection.

DC/22/2111 - 41 Glebelands Pulborough West Sussex RH20 2BZ

Fell 1x Beech.

No objection – content to defer to the decision of HDC’s Tree Officer and that a replacement tree should be planted.

DC/22/2203 - Templemead Coach House 13 Lower Street Pulborough West Sussex RH20 2BH

Surgery to 1x Italian White Poplar (Works to Trees in a Conservation Area).

No objection.

DC/22/2103 - Five Oaks West Mare Lane Pulborough West Sussex RH20 2EA

Surgery to 2x Oak).

No objection.

DC/22/2111 - 41 Glebelands Pulborough West Sussex RH20 2BZ

Fell 1x Beech.

No objection – content to defer to the decision of HDC’s Tree Officer and that a replacement tree should be planted.

DC/22/2203 - Templemead Coach House 13 Lower Street Pulborough West Sussex RH20 2BH

Surgery to 1x Italian White Poplar (Works to Trees in a Conservation Area).

No objection.