



# 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 2<sup>ND</sup> SEPTEMBER 2021

**PRESENT:** Cllrs Kipp (Chairman), Ellis-Brown, Hare, Henly, Hunt and Lawson.

**IN ATTENDANCE:** Mrs H Knight (Clerk)  
Ms V Groves (Catesby Estates plc) *(to Min.24)*  
2 representatives of Pulborough Pump Track *(to Min. 24)*  
2 members of the public *(to Min. 24)*

*The meeting opened at 7.33pm*

### 39. APOLOGIES FOR ABSENCE

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

### 40. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

There were no declarations of interest made.

There were no changes to the Register of Interests.

### 41. ADJOURNMENT FOR PUBLIC SPEAKING

At the Chairman's proposal, it was agreed to take speakers for agenda item 7 (Land at New Place Farm) as part of the public adjournment session, so that those attendees for this item were not kept waiting.

The Chairman welcomed Victoria Groves, Associate Planning Director at Catesby Estates plc, to the meeting, together with two representatives of the Pulborough Pump Track group.

**Meeting adjourned: 7.35pm**

**Meeting reconvened: 7.55pm**

During the adjournment, members received copies of 3 maps outlining the proposals for 170 dwellings with a country park and community recreation area. Ms Groves updated members on the proposals and feedback from their recent public consultation. A Zoom meeting had taken place with Drovers Lane residents. The online consultation had received 288 website visits while only 30 survey returns had been completed. Talks had also taken place with Pulborough Pump Track and Catesby were very supportive of delivering this public facility. This could well be financed via S106 or CIL funds, subject to detailed discussions with Horsham DC, and could potentially be under developer contracted management as part of the development or transferred to the Parish Council ownership at some stage. The location could potentially either be part of the country park or on parish council land (Cousins Way). PPC confirmed that this would need to be the subject of detailed discussion at a future point.

The Chairman thanked the speakers for updating the Committee.

#### 42. **MINUTES**

The Committee **RESOLVED** to approve the Minutes of the Meetings held on 5<sup>th</sup> August 2021 as a true and accurate record of the proceedings and the Chairman signed the minutes. There was no Clerk's report.

#### 43. **PLANNING APPLICATIONS**

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

#### 44. **PLANNING APPLICATIONS DECISIONS**

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

#### 45. **LAND AT NEW PLACE FARM, PULBOROUGH**

This item had been dealt with under the Public Adjournment session (agenda item 3, Min. 23) and there was therefore no further business for discussion.

#### 46. **MILLENNIUM CLOCK ON LOWER ST, PULBOROUGH**

Members considered two quotations for the repair of the Millennium Clock on Lower St. It was noted that one provider required ladder access only, with no hoist equipment or pavement closure, and the other required the Council to provide necessary hoist equipment/pavement to be in place. The Deputy Clerk had been able to obtain one separate quotation for this, members also considered. It was noted that the overall costs including equipment hire could be in the region of £5,000. Following considerable discussion, it was **RESOLVED** to give delegated authority to Cllr Hunt to liaise with the County Councillor or relevant Cabinet Member as to whether WSCC may be able to loan appropriate lifting equipment to the Parish Council. For report back at a future meeting.

#### 47. **WEST CHILTINGTON NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION**

Members had received details of the above consultation and had deferred decision from the previous meeting to provide more time to consider the documents. Following discussion, it was agreed that the Council would not make a formal response.

#### 48. **CORRESPONDENCE**

##### **HDC**

- Notification of compliance cases between 02.08.21 and 08.08.21. Copied to Committee.
- Full listing decision notice regarding The Oddfellows Arms, Lower St. Copied to Committee.
- Community Assets 24.08.21: Notice of second nomination by The Pulborough Society to list The Oddfellows Arms as an Asset of Community Value (*copied to C'ttee*).
- Appeal decision for DC/20/0411 – Roseacre, Stall House Lane, North Heath. Copied to Committee.
- Enforcement notice for Whitelands, Blackgate Lane, Pulborough. Copied to Committee.

##### **West Sussex Draft Transport Plan 2022-36**

Correspondence sent to Cllr. Hare re the above. Copied to Committee.

##### **NALC**

Notification of an online event 'Make Rural Housing More Affordable' on 17.11.21.

##### **Washington Landfill**

Correspondence regarding the above. Already sent to Committee on 16.08.21.

##### **West Glebe Planning Application**

Copy of the CAAC comments on the above planning application. Copied to Committee.

**'Sails Field'**

Copy correspondence re the above. Copied to Committee.

**Stane Farm**

Copy correspondence re noise issues from the site (*copied to C'ttee*).

**Newsletters/Publications**

- News Release – 'Assistant Chief Fire Officer to Take Up Exciting New Post'.
- SDNPA planning news – Summer 2021 & links to the recent Town & Parish Council workshops.
- West Sussex Rail Users Ass – August Newsletter.

**49. PAYMENTS**

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

	£
Mr F Bushby (already transferred)	20.00
A McDonald (already transferred)	10.00
The Signshop	72.00
Kent County Council (Laser Energy)	72.64
Kent County Council (Laser Energy)	160.37
Kent County Council (Laser Energy)	85.65
Simply Electric	139.97
Travis Perkins	26.74
Pulborough Social Centre (Village Hall)	41.22
Viking	97.09
Daisy	27.67
NatWest Bank	3.50
HDC Business Waste	37.20
HDC Business Waste	39.90

***The meeting closed at 9.11pm***

.....Chairman

.....Date

**Recommendations of the Planning & Services Committee meeting held on  
Thursday 2<sup>nd</sup> September 2021**

**DC/21/1722 – 3 Lower Street, Pulborough**

Change of use of land from residential (C3) to pub garden (sui generis) and creation of a new access to garden area.

**Objection: On the grounds of safety, due to the anticipated increased public footfall.**

**DC/21/1693 – Hillside, Moat Lane, Pulborough**

Erection of a single storey rear extension with all associated works.

**No objection.**

**SDNP/21/03804/LIS – Pythingdean Farm House, Coombelands Lane, Pulborough**

Conversion of existing barn roof space into habitable rooms (Listed Building Consent).

**No objection.**

**SDNP/21/04105/FUL – Pulborough Garden Centre, Stopham Road, Pulborough RH20 1DS**

Erection of warehouse building and other associated development.

**No objection, however the Council requests that if planning permission is granted, the warehouse/buildings cladding be in dark green, grey or blue to integrate scenically.**

**DC/21/1851 - Ransoms, Station Road, Pulborough, West Sussex**

Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access and parking.

**No objection, however the Council requests that appropriate archaeological advice is sought regarding historical remains in that vicinity.**

**DC/21/1852 – 6 Swan Court, Station Road, Pulborough, West Sussex**

Reinstatement of external wall and roof of adjoining listed commercial building following demolition of adjoining existing mixed use building and erection of building to provide 8no flats with associated access and parking at Ransoms, Swan Corner (Listed Building Consent).

**No objection.**

*Trees*

**DC/21/0742 – 57 Glebelands, Pulborough**

Fell 1 x Cherry tree.

**The Council defers to HDC Arboricultural Officer decision.**

**DC/21/1627 – Rosemead, 11 Glebelands, Pulborough**

Fell 1 x Ash.

**No objection, however the Council requests that the landowner considers planting a replacement tree.**

**DC/21/1789 – 17 Glebelands, Pulborough, West Sussex RH20 2BY**

Surgery to 1 x Oak.

**No objection.**

**DC/21/1432 – 8 Waters Edge, Pulborough**

Surgery to 1 x Willow

**No objection.**

**DC/21/1829 – 45 Glebelands, Pulborough, West Sussex RH20 2BZ**

Surgery to 1 x Amber

**No objection.**