



PULBOROUGH PARISH COUNCIL
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**MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING
HELD ON THURSDAY 2nd APRIL 2015
AT PULBOROUGH SPORTS AND SOCIAL CLUB**

PRESENT: Cllrs Tilbrook (Chairman), Kipp, Mortimer, Qusted, E Wallace,
J Wallace and Esdaile.

IN ATTENDANCE: Sarah Norman (Clerk), Simon Gruber & Nigel Carande
(Willowmead Ltd) and 9 members of the public.

The meeting opened at 7.30pm

178. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Clarke & Lawson.

179. DECLARATIONS OF INTEREST

There were no declarations of interest.

180. MINUTES

The Council **RESOLVED** to agree and approve the Minutes of the Meeting held 5th March 2015 and 19th March 2015.

Clerk's Report

Item 160- Planning Applications - DC/15/0119 - Harwoods Garage, London Rd, Pulborough

Harwoods have advised that "if any planting is to be carried out, it will be done on the public side, e.g. cricket field side, where space, light and moisture allow (due to the tree cover). It may not be possible and planting is likely to be patchy, but ideally will encompass a few whips which will closely hug the fence, perhaps pyracantha or cotoneaster."

Item 168 – Use of Field as Overspill Car Park at Arun Garages

The Assistant Clerk did not write to Arun Garages, as the Clerk spoke to the landowner of the field, who advised that it was primarily staff that parked on the field, which is just an informal agreement between the landowner and the garage. No payment is received for the car parking. The landowner confirmed that Arun Garage had cleared brambles away to use the field, and they were not extending their business on there.

Item 175 - Bartram House

The letter and briefing note, as circulated, have been sent to the Planning Inspector.

181. ADJOURNMENT FOR PUBLIC SPEAKING

There were no public speakers.

182. DEVELOPMENT ADJACENT TO PULBOROUGH RAILWAY STATION

The Chairman welcomed Simon Gruber & Nigel Carande of Willowmead Ltd and invited them to address the Council regarding the proposed development adjacent to Pulborough Railway Station.

Meeting adjourned: 7.34pm

Meeting reconvened: 8.03pm

The Chairman thanked Mssrs Gruber and Carande for taking the time to address the Council with their presentation.

Members noted the following points raised :-

- i). It is anticipated that the application will be submitted to HDC in the third week of April.
- ii). Plans incorporate a proposed extension of the 30mph zone in a westerly direction.
- iii). The difficulties in the enforcement of yellow lines was noted and that timber bollards would be more effective in stopping parking.
- iv). A lay-by to the west is proposed which would have parking.
- v). Possibility of land transfer to a management company owned by residents of Stopham Road for parking.
- vi). Crossing point is also proposed although the exact location has not yet been set in stone.
- vii). The footway will be extended either side of the bridge.
- viii). Intention is for a pedestrian push button traffic light controlled system to stop traffic approaching from both the east and the west to allow pedestrians to walk under the bridge safely.
- ix). Proposed that existing access to Railway Cottages is stopped so that the new road will be the only way to access properties and station car park.
- x). Proposing 2 x 1 bed apartments, 2 x 2 bed apartments, 1 x 2/3 bedroom bungalow, 6 x 2 bedroom houses, 12 x 3 bedroom houses and 5 x 4 bedroom houses.
- xi). Road will be constructed to WSCC adoptable standards.
- xii). Topography is sloping so therefore a reduction in ground levels of 1m to 1.5m is proposed.
- xiii). All dwellings will be a maximum of 2 storeys.
- xiv). Existing landscaping along Stopham road will be retained and enhanced.
- xv). Most roofs are hipped to reduce impact on the landscape.
- xvi). Design will be soft brick, tile hanging in a West Sussex style.
- xvii). Car park will cater for 100 to 120 vehicles including dedicated disabled spaces.
- xviii). Cycle storage will also be supplied.
- xix). There may be the possibility of creating access to the proposed dementia unit but no discussions on this issue have taken place.

Cllr J Wallace noted that planning gain could be used to improve highways issues and was still concerned about the pedestrian access under the bridge. Cllr Wallace also stated that he would prefer to see the 30mph extended further west. Finally, he enquired whether it would be possible to use this opportunity to straighten the line of the A283 close to the bridge to improve safety.

Cllr Kipp and Quedsted stated that they were happy to see plans to improve safety under the bridge.

Cllr Esdaile was of the opinion that development now should not just cater for the current situation regarding parked cars but look to the future. He therefore felt that 200 plus spaces were needed rather than the 100 currently planned. Cllr Tilbrook stated that there could be a possibility of creating a two storey parking area on the eastern side.

The Chairman then proposed to adjourn the meeting to allow some resident questions.

Meeting adjourned: 8.15pm

Meeting reconvened: 8.34pm

It was noted that this application will come to the Planning & Services Committee in May or June for comment and the Clerk was instructed to notify any residents who requested to be informed of the date when known.

183. PLANNING APPLICATIONS

The Committee considered the planning applications, attached to these Minutes as Appendix 1.

184. PLANNING APPLICATIONS DECISIONS

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

185. COMPASS TRAVEL BUS SUBSIDY PROPOSALS

It was AGREED to defer this issue until the May meeting.

186. POT HOLES

Members expressed frustration at the constant patching of holes which were only a temporary fix and wasted tax payers money, when a complete resurface would be longer lasting.

It was AGREED to defer this issue until the May meeting for more evidence to be gathered. The Chairman asked Members to bring details of any potholes requiring attention to the May meeting when the matter would be discussed further.

187. RISK REGISTER

Members reviewed and after discussion accepted the updating of entries P2 & P3 to the Planning & Services Risk Register. Cllr Quested proposed, with all in favour that the Impacts of P1 include "Increased likelihood of burglaries"

RESOLVED: P1 of Planning & Services Risk Register include increased likelihood of burglary as an impact.

188. CORRESPONDENCE

Horsham District Council (HDC)

Email from the Litter and Cleansing Manager advising that the company that has taken over from Aylesford paper banks wish to remove it from the Library car park. If the Parish Council wish to pay to continue having the paper bank on site and emptied, HDC should be contacted as soon as possible, to advise accordingly.

The Planning Inspectorate

Appeal decision regarding DC/14/1364, Stane Street Nurseries, Codmore Hill, RH20 1BQ. Copied to Committee.

Resident Correspondence

Resident email regarding road safety and access in Brooks Way and Swan View entering and exiting the Village Hall. Copied to Committee.

Resident

Letter (copied to committee) and plans regarding proposal for new dwelling and request for Parish Council comments. It was AGREED that this should be included on the next agenda and that in the meantime the resident be asked to contact the Chairman.

189. MATTERS RAISED BY COUNCILLORS FOR INCLUSION ON THE NEXT AGENDA

None.

190. PAYMENTS

The following payments were approved and cheques were signed.

PAYEE	AMOUNT/£
HDC	295.88
West Sussex ALC Ltd	1500.63
Land Registry	7.00
SSALC Ltd	17.00
Viking Direct	44.14
Mr L Ellis	5.00
EDF Energy	293.18
HDC	167.96
HDC	504.00

The meeting closed at 9pm

.....Chairman

.....Date

**Recommendations of the Planning & Services Committee meeting held on
Thursday, 2nd April 2015**

PLANNING APPLICATIONS

DC/15/0469 - The Barn, Two Woods Estate, Blackgate Lane, Pulborough

Change of use of first floor clubhouse building to studio unit of holiday let accommodation and various minor external alterations to the building.

No Objection

DC/15/0447 - 26 Stane Street Close, Pulborough

Single storey rear extension.

No Objection

DC/15/0508- Upper Nash Farm, Nutbourne Lane, Nutbourne

Alteration to roof design and partial re-roofing.

No Objection