

PULBOROUGH PARISH COUNCIL

Working together for a better future



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MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD ON THURSDAY 5th MAY 2016 AT PULBOROUGH SPORTS AND SOCIAL CLUB

PRESENT: Cllrs Tilbrook (Chairman), C Esdaile, J Esdaile, Kipp, Queded, Henly, Kay & Mortimer.

IN ATTENDANCE: Lisa Underwood (Acting Clerk), and 0 members of the public.

The meeting opened at 7.30pm

205. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. Lawson & Wallace.

206. DECLARATIONS OF INTEREST

Cllr Tilbrook declared a personal but non pecuniary interest in agenda item 12, SHELAA Call for Sites 2016 as site SA087 is near his address.

Cllr Queded declared a personal but non pecuniary interest in agenda item 12, SHELAA Call for Sites 2016 as site SA112 belongs to a family member.

207. ADJOURNMENT FOR PUBLIC SPEAKING

There were no public speakers.

208. MINUTES

The Council **RESOLVED** to agree and approve the Minutes of the Meeting held on 7th April & 21st April 2016.

Clerk's report on items raised at the meeting of 7th April 2016

Item 188 - Minutes

The Acting Clerk asked the Clerk about the comments made to HDC regarding DC/16/0278 and she advised that she only recorded a 'No Objection', which was all that was sent to HDC.

Item 191 - Hanging Baskets

Please note that the Assistant Clerk gave the incorrect information regarding the watering of the hanging baskets last year. The Groundsman was instructed to water the hanging baskets on a Monday, Wednesday & Friday, which will be the same for the forthcoming year.

Item 198 - Matters Raised by Councillors for Inclusion on the Next Agenda

The update on Ransoms is that the Legal Agreement has now been signed and HDC are waiting for it to be returned in order that the planning permission decision notice can be issued.

Additional Update

John Cranham has been unable to take up his post as Councillor (and onto the P&S Committee) due to a saddening family incident.

209. PLANNING APPLICATIONS

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

210. PLANNING APPLICATIONS DECISIONS

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

Members noted that planning application DC/15/1547 - The Anchorage, Coombelands Lane, Pulborough, has been permitted and commented that if the planning application for DC/16/0728 - Land Adjacent to Railway Cottages and Pulborough Railway Station Stopham Road, were to be approved it would be beneficial for both developers to liaise with each other. Cllr. Tilbrook will contact Chris Lyons at HDC to suggest this.

Cllr. Kipp commented about the tree works permitted for Ransoms, Station Rd, Pulborough and advised that she will contact the Horsham Archaeological Society regarding the Ransoms site as it may be a site of interest to them.

211. WEIGHT RESTRICTION ON A29 & A283

The Acting Clerk advised that she contacted WSCC regarding this matter and was advised that a response will be sent by the end of May. Therefore, Members instructed the Acting Clerk to defer this item until the June P&S meeting.

Cllr. Tilbrook requested to move agenda item 8, Services in Pulborough, to later on in the meeting, which all Members agreed to.

212. SUBSTANDARD RE-SURFACING AND RE-FILLING OF POT HOLES

Members commented that the recent re-filling of pot holes in Pulborough is substandard as they are being filled whilst water is still in them, they are not being filled to the edge and are not level with the road surface. Members noted that there has recently been comments in the County Times stating the same in other areas of the County. It was commented that the re-surfacing of Swan Corner, recently, was of a good standard. Cllr. Tilbrook suggested that he write to WSCC Highways, copying in Cllr. P. Arculus, advising them of these issues, whilst pointing out that the work carried out at Swan Corner was of a good standard. All Members AGREED to this suggestion.

Resolved: Cllr. Tilbrook to write to WSCC Highways regarding substandard re-filling of pot holes.

213. POST OFFICE

Following the Full Council meeting on 21.04.16, when a representative from Elite Garages and the Post Office attended, Cllr. Tilbrook said that he thought the decision of 'Objection' to planning application DC/16/0591 should remain. All Members AGREED to this.

Cllr. Tilbrook would like the Committee's permission to speak at HDC's Development Control meeting about this application. Members AGREED to this.

Members instructed the Acting Clerk to forward the same comments as the comments made on the planning application in response to the Post Office consultation.

Resolved: Keep 'Objection' to the planning application and forward the same comments in response to the Post Office consultation.

214. DISABLED PARKING BAY AT THE NORTH WEST CORNER IN LIBRARY CAR PARK

Cllr. C. Esdaile advised that he has been approached by a resident, who has a partially disabled family member, requesting that a disabled bay is designated at the north west corner in the Library car park. Firstly, Members noted that this car park belongs to HDC. Cllr. Mortimer suggested that a disabled bay has never been designated there because there are steps located in that area to exit the car park. After some discussion about disabled parking spaces and the safety of the stairs, Cllr. Tilbrook suggested that he would write to HDC, copying in Cllr. B Donnelly, asking for a meeting to discuss these concerns. Members AGREED to this suggestion.

215. SHELAA - CALL FOR SITES 2016

Members received correspondence and a summary of sites from HDC. Cllr. Tilbrook made the following points:

- There seems to be inconsistencies between the SHELAA and Neighbourhood Plans. Our SHELAA needs to be in line with our draft Neighbourhood Plan.
- It would be beneficial for members of HALC to be contacted to make sure that they check for any inconsistencies between their SHELAA and Neighbourhood Plan. The Acting Clerk was instructed to email HALC regarding this.

Cllr. Tilbrook then made the following comments (which had been circulated to Members via email prior to the meeting) regarding individual sites:

SA036 - Land N of Highfield. The northern part of this site already has planning permission, and should be developed - so a green classification here is appropriate. The middle section of the site is discussed elsewhere in the SHELAA under ref SA556. The southern section is a green field site South of Highfield, and is not in our draft neighbourhood plan. If this site is developed it will effectively coalesce the settlements of Pulborough and Codmore Hill. This part of the site should be classified as red, not suitable for development. Members AGREED to this.

SA087 - West Glebe Field. This site is a green field site in the village conservation area. It is not in the neighbourhood plan, and the village design statement says that the site should be regarded as part of the same area as the Conservation area in Church Place. It further states that road access to Church Place is very tricky, and the road can neither be widened nor have a safe pavement for pedestrians installed as it is simply too narrow. There is also a presumption in HDCs planning regulations that development in a conservation area should seek to minimise traffic flow through that area. The area around the junction between Church Place and the A29 has the greatest density of historic and listed buildings in the village. This site should be characterised as Red, unsuitable for

development. All Members, excluding Cllr. Tilbrook (who had declared a personal but non pecuniary interest in this site), AGREED to this.

SA445 - Drovers Lane, land S of New Place Nurseries. This site is classified as yellow in the SHELAA but should be reclassified as green, as it forms a major site in the draft neighbourhood plan. It can be argued equally strongly that the site is green or brown field. However, the planning precedent recently set by the construction of Drovers Lane does give an indication. It is essential however, that road access to this site should be taken to the North of the site, and should emerge on the A29 near the entrance to New Place Nurseries, where a new roundabout would provide considerable advantages. After discussion Members AGREED to leave this classified as yellow.

4. SA588 - Land off Glebelands. This is a green field site, not included in the draft neighbourhood plan, and should be reclassified as red. Cllr. Tilbrook commented that Richard Keatley correctly advised that developers had given this land should a Community Land Trust be set up for self build. Therefore this land should retain its yellow classification. Members AGREED to this.

5. SA593 - Land N of Stopham Road (site West of station, and including potential new station car park to W of station). This site is in the draft NP, and a new planning application was submitted in March. This site should be reclassified as green. Members AGREED to this.

6. SA112 - Land N of Stane St Nurseries, East of Sainsburys. This site is not in the draft NP, and is in an area that both suffers from sewerage and drainage issues, but also contributes to problems around Tesco and Pulborough Medical Centre. This site needs to be reclassified as red, not suitable for development. All Members, excluding Cllr. Quested (who had declared a personal but non pecuniary interest in this site), AGREED to this.

7. SA556 - Land N of Highfield, but S of the area currently under development. This is classified as yellow, or suitable for development in the medium term. This designation is fine. Members AGREED to this.

Members instructed the Acting Clerk to submit these comments to HDC.

Resolved: Submit comments to HDC and contact HALC.

216. SERVICES IN PULBOROUGH

As Members had not sent their top 3 issues to the Parish Office, Cllr. Tilbrook requested that all Members do this before the next meeting so a list can be compiled for discussion at the June meeting. Members AGREED to this.

Cllr. J Esdaile advised that she has met with the local community care group, which is well run and everyone has their own responsibility. However, it is apparent that there is a lack of communication between all the care groups. Cllr. J. Esdaile also advised of a 'Good Neighbour Scheme' event which Rowena Tyler, from AirS is organising and this will be a good way of bringing the various groups together. Cllr. J. Esdaile will advise the community care group of this event. The Acting Clerk was also instructed to add the event details onto the website and social media.

217. CORRESPONDENCE

Horsham District Council (HDC)

Appeal decision for DC/15/2005 - Gallina, Gay St Lane, North Heath, Pulborough. Copied to Committee.

Appeal decision for DC/15/1488 - Maregate Cottage, Mare Hill Rd, Pulborough. Copied to Committee.

Appeal decision for DC/15/2065 - 38 Glebelands, Pulborough. Copied to Committee.

Willowmead

Response from Willowmead in relation to concerns raised at the P&S meeting on 21.04.16. Copied to Committee.

Horsham & Mid Sussex Voluntary Action (HAMSVa)

Email advising that there is no longer a fee for voluntary and community groups.

Pulborough Medical Group (PMG)

Email correspondence between PMG and Cllr. Tilbrook regarding population increase in Pulborough. Copied to Committee.

Action in Rural Sussex (AirS)

Good Neighbour Scheme event - Save the Date. Copied to Committee.

West Sussex Joint Minerals Plan

Email correspondence regarding the Minerals Plan. Copied to Committee.

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

- **Entrance Gates in Villages (RQ) - Cllr. Queded will look for further information before the meeting.**

219. ITEMS TO BE PUBLICISED ON SOCIAL MEDIA

- **None**

220. PAYMENTS

The following payments were approved and cheques were signed.

Pulborough Social Centre	30.00
Professional Weed Solutions Ltd	762.00
Burgess & Randall Ltd	124.86
Arun Mowers	52.80
R Quested	28.35
Taylor Investments Ltd	159.99
Brady Corp Ltd	171.00
Southern Water	26.30
Southern Water	248.43
Southern Water	42.52
Horsham District Council	508.00

The meeting closed at 9.00pm

.....Chairman

.....Date

**Recommendations of the Planning & Services Committee meeting held on
Thursday, 5th May 2016**

PLANNING APPLICATIONS

SDNP/16/01345/LDE - Pippin Farm Toat Lane Pulborough

Breach of Agricultural Occupancy Condition for a period in excess of 10 years (Certificate of Lawful Development - Existing). **Members commented that the land should continue to be used for agricultural purposes. (Response added on SDNP website).**

DC/16/0796 - Star Farm Gay Street Lane North Heath Pulborough

Proposed single storey side extension as permitted under DC/13/1418. **No objection.**

SDNP/16/01645/HOUS - Twitten House Coombelands Lane Pulborough

Construction of a replacement Garage, Workshop and Log Store. **No objection, although Members suggested that a non-severance clause be attached to the permission. (Response added on SDNP website).**

DC/16/0830 - Broomers Hill House Broomers Hill Lane Pulborough

Minor alterations and fittings to study and drawing room (Listed Building Consent) Broomers Hill. **No objection.**

DC/16/0882 - 55 Oddstones Codmore Hill Pulborough

Change of Use from public open space (POS) land to residential garden. **No objection.**

DC/16/0504 - The Old School House, Stane St, North Heath, Pulborough

Retrospective application for the erection of a 3 bay oak garage. **No objection.**

DC/16/0891 - 2 Glebelands, Pulborough

Erection of a second storey side extension. **No objection.**

Trees

DC/16/0888 - Land Rear of 1 To 6 Aston Rise Pulborough

Surgery 1 x Sycamore Tree, Surgery 1 x Alder Tree. **No objection.**