



PULBOROUGH PARISH COUNCIL

Working together for a better future

PULBOROUGH PARISH COUNCIL
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MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD VIRTUALLY USING MICROSOFT TEAMS ON THURSDAY 5th November 2020

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings (England and Wales) regulations 2020 (“the Regulations”) came into force on 4th April 2020. The Regulations enable local councils to hold remote meetings (including by video and telephone conferencing) for a specified period until May next year.

PRESENT: Cllrs C Esdaile (Chairman), J Esdaile, Hare, Henly (via telephone conference), Kay (via telephone conference), Kipp, Lawson (via telephone conference) & Trembling.

IN ATTENDANCE: Mrs L Underwood (Deputy Clerk) & 1 member of the public.

The meeting opened at 7.34pm

165. APOLOGIES FOR ABSENCE

There were no apologies for absence.

166. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

There were no declarations of interest.

There were no changes to Register of Interests.

167. ADJOURNMENT FOR PUBLIC SPEAKING

There were no public speakers.

168. MINUTES

The Committee **RESOLVED** to agree and approve the Minutes of the Meetings held on 1st & 15th October 2020 as a true and accurate record of the proceedings and the Chairman of the meeting agreed to sign them outside of the virtual meeting.

Clerk's Report

There was no Clerk's report.

169. PLANNING APPLICATIONS

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

170. PLANNING APPLICATIONS DECISIONS

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

171. **PROPOSED STOPPING UP OF HIGHWAY AT A283 STOPHAM ROAD, PULBOROUGH**

Members received the details of the above but had no comments to submit.

The Deputy Clerk advised that a resident had asked if the Parish Council could continue to pursue the possibility of getting Network Rail to reduce car park charges for the extra car parking at the station or the developers producing a separate car park, run by the parish, undercutting the existing station car park.

Members noted that in previous years, the P&S Committee and ex Cllr Tilbrook tenaciously pursued the matter of reduced charges with Network Rail to no avail. The Deputy Clerk advised that the district council had held meetings with Network Rail regarding the S106 agreement, which included discussions regarding the car park and charges and advised the Parish Council that the new car park will be managed by the same company as the existing car park with the same costs and the Parish Council have no powers to pursue this matter further. Members concurred that there is nothing further the Parish Council can do.

172. **CORRESPONDENCE**

HDC

- HDC's response to the Government Consultation 'Changes to the Current Planning System'. Emailed to P&S Committee on 02.10.20, not including Cllr. Lawson.
- Appeal notification for DC/19/2495 – Hill Copse House, Hill Farm Lane, Pulborough – *n.b: a planning application for the same address & description has been submitted again under ref DC/20/1939.*
- Email from Planning Compliance advising that HDC has issued a Temporary Stop Notice on works at 'Whitelands, Blackgate Lane, Pulborough'. Copied to Committee.
- Email advising of recent changes to the Planning Compliance Team. Copied to Committee.
- Correspondence regarding footpath within Cala Homes development on Stane Street. Copied to Committee.

WSCC

- Notice of road closures. Already sent to all Cllrs.
- Highways, Transport & Planning October newsletter. Copied to Committee.
- News release – On-street parking charges review. Copied to Committee.

Responses to 'Planning Whitepaper'

- SDNPA response. Emailed to P&S Committee on 01.10.20, not including Cllr. Lawson.
- SSALC response. Emailed to P&S Committee on 14.10.20, not including Cllr. Lawson.
- Bolney Parish Council response.
- Southwater Parish Council response.
- Lindfield Parish Council response.
- Westbourne Parish Council response.
- Kirdford Parish Council response.
- Slaugham Parish Council response.
- Cuckfield Parish Council response.

SDNPA

Notification of Parking Supplementary Planning Document (SPD) Consultation. Having received advice from David Hurst, Cllr. Hare advised that this should just be noted as correspondence.

CPRE

Email headed 'Housebuilding by Algorithm: A Major Threat to Sussex's Countryside and Communities – Will you object to your MP?' *As requested at the Full Council meeting on 15.10.20, the Clerk will write to Andrew Griffiths thanking him for his support and emphasising the Parish Council's concerns.*

Pulborough Station

Notification about a slide show at the station, along with associated news article. Copied to Committee.

Healthwatch

New report published.

Residents

- Email correspondence regarding the proposed strategic site at Adversane. Copied to Committee.
- Email correspondence regarding works at the 'Old Dairy, Lower St'. Copied to Committee.

Publications

West Susses Rail Users Association – September newsletter.

173. ITEMS FOR NEXT P&S AGENDA

There were no items for the next agenda.

174. PAYMENTS

The following payments were approved and would be signed by two signatories outside of the virtual meeting:

Rabbit Group	396.00
Saunders Specialised Services Ltd	288.00
Business Stream	645.26
Business Stream	47.25
Business Stream	44.42
CCLA	2,442.22
National Westminster Bank	27.20

The meeting closed at 8.22pm

.....Chairman

.....Date

Appendix 1**Recommendations of the Planning & Services Committee meeting held on
Thursday 5th November 2020****DC/20/1949 - Two Woods Estate, Blackgate Lane, Pulborough**

Retrospective application for the erection of a single story rear conservatory extension. **No objection.**

DC/20/1939 – Hill Copse House, Hill Farm Lane, Codmore Hill, Pulborough

Outline application for the demolition of a residential outbuilding and the erection of a single dwelling with new access from Hill Farm Lane with all matters reserved except access. **Objection – Members support HDC views that this property is outside the Built Up Area Boundary. The Lane of this proposed site is very narrow with minimal access and no passing places so is unable to demonstrate safe and suitable access to the road. Furthermore, the high bank would have to be cut through, which would cause a height issue for descending into the Lane.**

DC/20/1972 – Ebbsworth Cottage, The Street, Nutbourne, Pulborough

Erection of a detached double garage and a bin and log store. **No objection as long as the hard standing is of a permeable nature.**

Members noted that this is a listed building and no listed building consent has been submitted.

DC/20/2004 – Acorn Cottage, Tudor Close, Pulborough

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

DC/20/2065 - Blakelands, Blackgate Lane, Pulborough (Amended Description)

Demolition of existing building and erection of 1 no. dwelling and ancillary garage/store. **No objection.**

DC/20/2095 – Plot 1 Blackgate Lane Nursery, Blackgate Lane, Pulborough

Demolition of existing storage warehouse and erection of a single storey dwelling using existing access. **No objection.**

DC/20/2068 & 2069 – Beedings Barn, Gay Street Lane, North Heath, Pulborough

Removal of existing outbuilding. Erection of 2 No. double storey side outbuildings for storage and ancillary residential use (Householder & Listed Building Consent). **Objection due to over development.**

DC/20/0636 – Land at Junction of Hill Farm Lane and Stane Street, Hill Farm Lane, Codmore Hill (Amended Plan)

Change of use of land for the provision of four (4) no. pitches for gypsies and travellers. **Members noted that there is not much of a material change to what has already been agreed and so cannot really comment on this particular application. However, Members would like to draw attention to their original objections, which still stands and is detailed as follows:**

(Submitted 14.04.20) - Pulborough Parish Council strongly objects to the application number for additional Gypsy and Traveller pitches at Hill Farm Lane, Codmore Hill on the following grounds:

- 1) The application ref: DC/20/0636 makes no mention of the previous application for this site namely DC/19/0845. Indeed, the HDC planning portal states that “0 cases relate to this site.” Is this an oversight, perhaps? In addition, the location map provided by Garry Moore indicates The White House immediately opposite the current entrance, but the more detailed iteration does not show this domestic building. These maps do not indicate the full extent of the proposed site now since the recent extensive ground works have almost doubled the site size and removed most trees and other vegetation.
- 2) Furthermore, there must have been extensive importation of additional soil and probably other matter to extend the site level to the north on this steep sloping northern ridge face, which now extends to its northern-most boundary, as we have evidenced in photographs. There is no evidence of any hard standing, as claimed by the applicant. These earthworks may have an impact on the dwelling to the north (the original Stane Farm), with very real possibility of subsidence or even collapse, unless considerable stabilisation work is/has been carried out. We would urge HDC to delay consideration of this application until a detailed site investigation is carried out by HDC surveyors. The original smaller site was previously used as the car park for the Rose and Crown public house, now replaced by the So India restaurant. For some years, this smaller site has been used for the storage of industrial skips, although no change of use has ever been permitted by HDC, nor sought, we understand.
- 3) National government planning policy for Traveller sites states in paragraph 25 that **“local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community and avoid placing an undue pressure on the local infrastructure.”** Increasing this site from two pitches to six transient pitches with the facility for six additional mobile caravans and 12 cars will result in this site dominating the small village settlement of Codmore Hill comprising of some seven dwellings in the close vicinity.
- 4) This site is in the heart of Codmore Hill. The previous application and approval provided for provision of a Day Room. This has been excluded from the new application. Combined with the significant increase in the number of occupants, the consequence of this will result in a greater intrusion into the privacy and quiet enjoyment of other residents already living within Codmore Hill and will result in an extremely damaging and detrimental change of character to this rural area.
- 5) The site is on a particularly dangerous crossroads, close to the 40mph speed limit zone, and an area well known for road traffic accidents. Multiplying the number of on-site vehicles, which will be pulling caravans, mobile homes etc. up the steep incline to access Hill Farm Lane and the site entrance will create a further road traffic hazard. Furthermore, the applicants appear to plan a modification to the site entrance moving it east, even closer to the A29/Hill Farm Lane junction.
- 6) Increasing site occupancy from 2 to 6 pitches will put further strain on local infrastructure including sewerage and handling of rubbish. There is no indication of where sewerage pipes are to be laid or connected to the mains sewerage network.
- 7) We would like to see evidence of the test for Gypsy and Traveller status being fully carried out on the applicants. We are also concerned to learn that the site owners live in Worthing, so no close site management will be possible.
- 8) In our submission at the Planning Meeting South in September 2019, we reminded the committee that HDC Gypsy and Traveller Site Allocation Plan DPD 2017 states on page 68 paragraph 9.3 **“the process has identified 68 pitches for use as gypsy and traveller accommodation.”** This is more than sufficient to meet the district gypsy and traveller accommodation requirement of 60 pitches for the next 10 years. The total requirement for

the 15 year period to 2032 is for 78 pitches, meaning a further 10 pitches will need to be identified. We also referred to the Call for Sites consultation ended 31st August 2019 and stated that the evidence shows there are sufficient pitches available until 2027 and that the further 10 pitches that are needed to complete the allocation up to 2032 may well be satisfied in the Call for Sites. We stated that evidence shows there is no rush to judgement in this case and its approval is not justified. Our submission was ignored by the Planning Officer and Chairman in their summing up. The Chairman had stated at the beginning of the meeting that it was a quasi-judicial meeting. Yet our submitted evidence was not taken into account. The planning officer simply stated that there was not an adequate supply of gypsy/traveller sites. He did not address the specific statistics which we raised in the meeting and councillors did not take these into account when voting.

- 9) We note that the Call for Sites in the consultation ended August 2019 has now been published. There are three additional potential sites. The existing allocation comprising sites at Rudgwick, Small Dole, Barnes Green, Itchingfield, Lane Top Nutbourne, Slinfold and Rusper comprise 53 pitches. The Call for Sites has resulted in a further 34 pitches, with the possibility that the West Grinstead site could accommodate more than the proposed number of 11 pitches. This is a total of 87 potential pitches which is more than adequate to cover the HDC need for the next five years and exceeds the stated target for 78 sites required by 2032. **Trebling the number of pitches at Hill Farm Lane Codmore Hill is therefore not needed to hit this target. Furthermore, it would overwhelm the character of the area.**

We object to this application on the grounds submitted above and request an opportunity to verbally present our case at the planning meeting.

(Submitted 17.09.20) - **Objection and would raise the points below. The Council wishes to attend and speak at the HDC meeting considering this application: -**

- 1a) The application form for this site published on HDC's website as at 17.09.20 is still dated 30th March 2020 for 6 mobile homes plus 6 touring caravans and 12 cars. This urgently needs to be updated to 4 mobile homes plus 4 caravans and 8 cars for clarity.
- 1b) In order to guard against increased occupancy, the touring caravans must not be occupied on site.
- 2) Furthermore, there must have been extensive importation of additional soil and probably other matter to extend the site level to the north on this steep sloping northern ridge face, which now extends to its northern-most boundary, as we have evidenced in photographs. There is no evidence of any hard standing, as claimed by the applicant. These earthworks may have an impact on the dwelling to the north (the original Stane Farm), with very real possibility of subsidence or even collapse, unless considerable stabilisation work is/has been carried out. We would urge HDC to delay consideration of this application until a detailed site investigation is carried out by HDC surveyors. The original smaller site was previously used as the car park for the Rose and Crown public house, now replaced by the So India restaurant. For some years, this smaller site has been used for the storage of industrial skips, although no change of use has ever been permitted by HDC, nor sought, we understand. **The large quantity of soil reportedly imported from Dorking for another site in Blackgate Lane opposite the entrance to Pickhurst Lane and used to increase the useable site area consists of clay. There does not appear to be signs of any system or even hardcore intended to stabilise the north-facing bank and mitigate the likelihood of slippage.**
- 3) National government planning policy for Traveller sites states in paragraph 25 that "local planning authorities should ensure that sites in rural areas respect the scale of, and do not

dominate, the nearest settled community and avoid placing an undue pressure on the local infrastructure.” Increasing this site from two pitches to four transient pitches with the facility for four additional mobile caravans and 4 cars will result in this site dominating the small settlement of Codmore Hill comprising of some seven dwellings in the close vicinity.

- 4) This site is in the heart of Codmore Hill. The previous application and approval provided for provision of a Day Room. This has been excluded from the new application. Combined with the significant increase in the number of occupants, the consequence of this will result in a greater intrusion into the privacy and quiet enjoyment of other residents already living within Codmore Hill and will result in an extremely damaging and detrimental change of character to this rural area.
- 5) The site is on a particularly dangerous crossroads, close to the 40mph speed limit zone, and an area well known for road traffic accidents. Multiplying the number of on-site vehicles, which will be pulling caravans, mobile homes etc. up the steep incline to access Hill Farm Lane and the site entrance will create a further road traffic hazard.
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