



PULBOROUGH PARISH COUNCIL

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MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD ON THURSDAY 4th July 2019 AT THE SPORTS PAVILION

PRESENT: Cllrs Wallace (Chairman), C Esdaile, Hare, Henly, Kay, Kipp, Lawson & Qusted.

IN ATTENDANCE: Mrs L Underwood (Deputy Clerk) & 0 members of the public.

The meeting opened at 7.30pm

15. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr. Trembling after the meeting.

16. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

There were no declarations of interest.

There were no changes to Register of Interests.

17. MINUTES

The Committee **RESOLVED** to agree and approve the Minutes of the Meetings held on 6th & 20th June 2019 and the Chairman duly signed them.

Clerk's Report

From P&S Meeting on 06.06.19

Min No. 5 – Resident Request – For PPC to Undertake their own RSA in Station Rd, Pulborough

- Email correspondence regarding the new station car park and off-street parking has been sent to P&S Members under 'Correspondence'.
- The Deputy Clerk contacted WSCC as requested and all correspondence has been sent to P&S Members under 'Correspondence'. Mr Cripps was also sent a copy.

Min No. 9 – Items for the Next P&S Agenda

A reply has been received from HDC's Planning Department regarding comments made on the 'Local Requirements for the Validation of Planning Applications' consultation, a copy of which has been sent to P&S Members under 'Correspondence'.

Additional Update

The Neighbourhood Wardens have been in touch with Cobbetts Developments Ltd regarding the damaged wall, caused by tree roots, in Station Approach. Cobbetts Developments Ltd advised on 04.06.19 that that would ask their groundworks contractor to look at removing the trees and rebuilding the wall. They are to report back with an update.

18. ADJOURNMENT FOR PUBLIC SPEAKING

There were no public speakers.

19. PLANNING APPLICATIONS

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

Cllr. Quested advised that planning application DC/19/0209 – Mare Meadow, West Mare Lane, Pulborough was being put before HDC's Planning South Committee. Pulborough Parish Council objected due to highway and parking concerns. Cllr. Quested would like to speak against the application on behalf of the Parish Council at the HDC meeting, Members **AGREED** to this request.

20. PLANNING APPLICATIONS DECISIONS

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

21. LOCAL TRANSPORT IMPROVEMENT PROGRAMME

Members received information regarding a proposed improvement to install a dual use (foot/cycle) all weather path (2.5m wide) along two perimeters of the main recreation ground, Members were issued maps and photographs detailing the proposed areas. The Neighbourhood Wardens (NHWs) would like to receive the Parish Council's in principal support and confirmation that the NHWs can start the process and gain support. The Deputy Clerk has spoken to the Groundsman regarding this matter and he has advised that as long as the proposed path is ground level and the tractor/mower can drive over it, this would be acceptable.

The Deputy Clerk commented that this item was on the P&S agenda because the Local Transport Improvement Programme came under the Terms of Reference for this Committee, but the more detailed aspects of the project would be brought back to the R&OS Committee, as this would sit better under their terms of reference. After much discussion, Members **RESOLVED** to approve in principle support with the following conditions:

- When the path is installed, WSCC must be mindful of the adjacent trees and tree roots.
- Members do not wish the path to be used for cycle use, only pedestrians. With this in mind, Members feel that 2.5m is too wide and would suggest the width be in line with a regular footpath/pavement.

- The Cricket Club must be consulted to make sure it is not too near their ground.

[Power for Community Transport Schemes – Local Government & Rating Act 1997 ss.26-29]

This stage of the proposal will also be reported to the next Recreation Advisory Committee meeting and the R&OS Committee meeting under Clerk's report.

22. SWAN BRIDGE

Cllr. Kipp reported that the NHWs highlighted an issue with Swan Bridge where gaps/large cracks have appeared on the bridge along with cracks in the tarmac across the bridge. Cllr. Kipp has been liaising with a Senior Structural Engineer at WSCC who has advised that the bridge is built on clay which results in move and heave in relation to the weather and previous observations over the years has proved this. The Structural Engineer conducted a site visit and found the cracks were no different from those of previous years. He also advised that the bridge has been assessed in order to ascertain the weight capability and it was found to be suitable to carry all standard traffic, including HGV traffic. The bridge is being monitored by WSCC and the next general inspection is due in December 2019. The dip in the southern approach of the bridge is also being monitored and action will be taken as appropriate. Cllr Kipp wanted to update Members regarding this matter and ask that they also be vigilant and report any issues with the bridge.

Members thanked Cllr. Kipp for corresponding with WSCC and were encouraged that WSCC is continually monitoring the bridge.

23. SOUTHWATER NEIGHBOURHOOD PLAN

Members received details of the Southwater Neighbourhood Plan but had no comments to make. Cllrs will make their own personal representations if they wish.

24. ASHINGTON NEIGHBOURHOOD PLAN

Members received details of the Ashington Neighbourhood Plan but had no comments to make. Cllrs will make their own personal representations if they wish.

25. CONSIDERATIONS FOR A COMMUNITY HIGHWAY SCHEME (CHS) FOR LOWER ST PULBOROUGH

Members received possible options, as suggested by WSCC, to submit a request for a CHS for traffic and footway improvements on Lower St, Pulborough. Members reiterated that the original priority for Lower St was to make pedestrian access on the narrow pavements safer.

After much discussion, Members **AGREED** that options 2 & 3, as detailed below, should be the options to be put forward for public consultation:

2. *A priority working with eastbound traffic giving way to westbound traffic. This would work by installing a build out and give way marking that all eastbound traffic has to stop at. They will only be allowed to move forward when westbound traffic has cleared. Potential issues:*
 - a. *Barnhouse Close traffic will likely have difficulties turning right out, avoiding the build out and being obstructed by waiting traffic.*
 - b. *Eastbound drivers pulling out to pass the build out (when westbound traffic has passed) may be in conflict with traffic exiting Barnhouse Close at the same time.*

3. *A priority working with westbound traffic giving way to eastbound traffic. Similar to option 2 but with westbound traffic having to stop, probably outside the General Stores. Issues:*
- a. *The pedestrian crossing. When this is red, eastbound traffic may queue back past the build out for westbound traffic trapping any vehicles between the ped crossing and the build out. This may lead to anger and frustration from those drivers.*
 - b. *Westbound traffic may queue back across the ped crossing and block it for pedestrians.*
 - c. *Eastbound traffic is likely to drive faster as they are not restricted in passage.*
 - d. *Frustrated drivers waiting for eastbound traffic may jump the give way or speed up to beat the oncoming traffic potentially increasing the risks of users of the pedestrian crossing.*

It was noted that WSCC state that any scheme will have a detrimental effect somehow, but the community needs to decide which detriment is better – possible increase in pollution and congestion or a wider footway.

The Deputy Clerk will ask WSCC to draw up proposed plans as per options 2 & 3 (to cc Cllr. Kipp), advising that Cllr. Kipp's photographs of 04.07.19 can be used if needed, and these will be brought back to the Committee to discuss and decide on the public consultation in more detail. The Deputy Clerk pointed out that this will obviously miss the deadline of 31.07.19 to be included in the 20/21 feasibility study programme.

26. CORRESPONDENCE

HDC

- Response from Planning Dept regarding feedback to the Committee's comments on the 'Local Requirements for the Validation of Planning Applications' consultation as discussed at the P&S meeting on 06.06.19, min no 9. Copied to Committee.
- Notification that Catherine Howe is the new Head of Strategic Planning.

WSCC

- 2018 Strategic Transport Investment Programme (STIP) Key Decision and email correspondence relating to items put forward by PPC. (This will be monitored by the Deputy Clerk at the appropriate times.) Copied to Committee.
- Email correspondence with WSCC following the P&S meeting on 06.06.19, min no 5 – 'Resident Request for PPC to Undertake their own Road Safety Audit in Station Rd, Pulborough'. Copied to Committee.
- Further email correspondence regarding the new station car park and off-street parking following discussion at the P&S meeting on 06.06.19, min no 5, as referred to above. Copied to Committee.

Newsletters

West Sussex Rail Users Association – June 19.

Residents

- Resident enquiry regarding electric car charging points in Pulborough and reply from Parish Office advising of previous correspondence with local supermarkets asking if they are looking to provide them, but to no avail.
- Copy email from the Neighbourhood Wardens of a resident query regarding the bus stop near Willmers, Lower St and concern bus drivers cannot see waiting passengers when approaching due to larger vehicle parking. Bus company reply advising drivers aware of passengers and they do not feel it is an issue.

27. ITEMS FOR NEXT P&S AGENDA

There were no items for the next agenda.

28. PAYMENTS

The following payments were approved: -

Laker Building & Fencing Ltd	21.22
Pulborough Social Centre	1415.59
Burgess & Randall Ltd	8.50

The meeting closed at 8.52pm

.....Chairman

.....Date

Appendix 1

**Recommendations of the Planning & Services Committee meeting held on
Thursday, 4th July 2019**

DC/19/1216 - 6 Lyntons Pulborough

Erection of single storey rear conservatory (Certificate of Lawful Development - Existing). **No objection.**

DC/19/0057 - 4 Allfreys Wharf Pulborough

Retrospective application for the erection of a conservatory. **Amended plans. No objection.**

DC/19/1175 - Charter House Batts Lane Pulborough

Erection of a garden studio. **No objection.**

DC/19/1228 - 29 Link Lane Pulborough

Replacement of a window with a door from ground floor flat and installation of a new window to side of door. **No objection.**

Trees

DC/19/1227 - Court House Rectory Lane Pulborough

Fell 1 x Blackthorn (Works to Trees in a Conservation Area). **No objection.**

DC/19/1231 - Street Record Skeyne Drive Pulborough

Fell 2 x Willow. **No objection.**

DC/19/1265 - St Marys Church, Church Place Pulborough

Surgery to 4 x Yew, 2 x Ash and 1 x Lawson Cypress (Works to Trees in a Conservation Area). **No objection.**