



PULBOROUGH PARISH COUNCIL

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MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD IN THE ROTHER HALL AT THE VILLAGE HALL ON THURSDAY 5th August 2021

PRESENT: Cllrs Kipp (Chairman), Esdaile, Hare, Henly, Hunt & Trembling.

IN ATTENDANCE: Mrs L Underwood (Deputy Clerk) & 2 members of the public & Pierre Lombaard, Purple Pepper Partnership

The meeting opened at 7.32pm

27. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs. Ellis-Brown, Kay & Lawson

28. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

Cllr. Hunt declared a personal interest regarding planning application DC/21/0960 – Land at West Glebe Field, Church Place, Pulborough as she is a member of the Church Council and declared that she would not vote on this application.

There were no changes to Register of Interests.

29. ADJOURNMENT FOR PUBLIC SPEAKING

The Chairman welcomed a member of the Neighbourhood Plan Steering Group to speak regarding agenda item no.5 – Planning Applications - DC/21/0960 – Land at West Glebe Field, Church Place, Pulborough.

Meeting adjourned: 7.33pm

Meeting reconvened: 7.44pm

The Chairman thanked the speaker for taking the time to address the Committee.

30. MINUTES

The Committee **RESOLVED** to agree and approve the Minutes of the Meetings held on 1st & 15th July 2021 as a true and accurate record of the proceedings and the Chairman signed the minutes.

Clerk's ReportFrom meeting on 01.07.21**Min. No. 30 – Salt Bin Audit**

The Deputy Clerk thanked the Cllrs for checking the salt bins and advised that there were two bins left unchecked – Cllr. Hunt updated on the status of these two bins. The Deputy Clerk will now submit the information to WSCC.

31. PLANNING APPLICATIONS

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

32. PLANNING APPLICATIONS DECISIONS

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

33. REVISED PLANNING APPLICATIONS DC/20/2400 - RANSOMS STATION ROAD PULBOROUGH & DC/20/2481 - COPPICE VIEW, LAND TO THE NORTH OF OLD TIMBERS, CHURCH HILL PULBOROUGH – (ALSO REVISED SITE NAME)

The Chairman welcomed Mr Pierre Lombaard from Purple Pepper Partnership who presented revised schemes for both of the above applications, due to be submitted to HDC in due course, and answered questions from Members accordingly.

34. SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA) DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION

Members received details of the above consultation, but had no comments to make.

35. WEST SUSSEX TRANSPORT PLAN 2022-2036 CONSULTATION

Members received details of the above consultation and after some discussion **RESOLVED** to **AGREE** that the following comments be submitted, without completing the entire survey, if possible:

- There is an emphasis in the plan on electric vehicles, but hydrogen vehicles have not been accounted for.
- Remote rural locations are
- re dependent on cars.

Members also commented that those who wished to, would respond to the survey on an individual basis.

36. WEST CHILTINGTON NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION

Members received details of the above consultation, but felt that they had not had enough time to look through all the details, so requested that this item is added to the September P&S agenda, at which time they will comment.

37. CORRESPONDENCE**HDC**

- Notification that application DC/11/1231 – Oakdene, Blackgate Lane, Pulborough – Determination as to whether existing structure comprises operational development (Certificate of Lawful Development – Existing) has been refused.
- Email from Head of Development and Building Control regarding delays to registration and validation of planning applications. Copied to Committee.
- Notification of compliance cases. Copied to Committee.
- Compliance cases received between 14th and 20th June 2021. Copied to Committee.
- Notification of delay to Local Plan process (already copied to Cllrs).

WSSC

- News release – ‘County-wide road and footway improvements work worth £17million gets underway’. Copied to Committee.
- News release – ‘Chance to have your say on future shape of transport in West Sussex’. Copied to Committee.
- News release – ‘Cabinet approve early help service redesign’. Copied to Committee.

A29 Area Between Church Hill & Swan Bridge

Responses to the Parish Council email to the Cabinet Member for Highways regarding the above. Copied to Committee.

Land at Stopham Rd - Willowmead

Correspondence regarding the above. Copied to Committee.

Potential Strategic Site at Adversane

Correspondence regarding the above. Copied to Committee.

Land at New Place Farm, Pulborough

Notification of public consultation re the above site and a copy of a resident’s comments. Copied to Committee.

38. PAYMENTS

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

WSSC	8736.80
Pulborough Social Centre	47.70
Legal & General	1238.60
National Westminster	26.30

The meeting closed at 9.27pm

.....Chairman

.....Date

**Recommendations of the Planning & Services Committee meeting held on
Thursday 5th August 2021**

DC/21/0960 – Land at West Glebe Field, Church Place, Pulborough

Erection of 10 new dwellings, including a new parsonage, church car park, churchyard extension, public open space, with associated vehicular and pedestrian access. **Objection, for the following reasons:**

- **Pulborough Parish Council’s Neighbourhood Plan (NP) states this land is an open space and green site. However, the NP does NOT object to the graveyard extension.**
- **Doesn’t include affordable housing.**
- **Access issues - access onto the A29 is very dangerous, due to poor visibility in both directions, volume of traffic including HGVs and speed of traffic. This is in addition to access down Church Place being narrow and accommodating only one vehicle at a time.**
- **There are historical houses in that area and it is a conservation area.**
- **The main gas pipe has not been sited deep enough into the road.**
- **There are problems with flooding in this area.**
- **The historical paving area is privately owned along Church Place.**
- **The curtilage (chapel wall) would be destroyed, which is part of a listed building.**
- **Members question the validity of the traffic survey carried out. The survey was carried out during the pandemic, so traffic volumes would have been low and it was not conducted at the busier end of the street.**
- **This application would increase the volume of traffic – there are already issues with current traffic flow being able to pass safely on this road and increased traffic from the new dementia unit at the Anchorage Care Home will also be an issue.**

DC/21/0766 – Beedings Farm, Gay St Lane, North Heath, Pulborough

Installation of back weatherboarding, creation of new window opening, painting of external flue and installation of two external vents. **No objection.**

DC/21/1090 – Maregate Cottage, Mare Hill Rd, Pulborough

Erection of a two storey rear extension, single-storey side garage extension and loft conversion with extended ridge, dormers to southern elevation and rooflights to eastern elevation and associated alterations. **No objection.**

DC/21/1266 – Southwood, West Chiltington Rd, Pulborough

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

DC/21/1100 – Haybourne, Blackgate Lane, Pulborough

Application to confirm the independent use as a single dwelling (Class C3) of the building known as ‘The Annexe’ a period in excess of four years prior to the date of their application (Lawful Development Certificate – Existing). **Objection – Overdevelopment.**

DC/21/1264 – Wiltshire Farm, Pickhurst Lane, Pulborough

Demolition of an agricultural building and erection of a two-storey dwelling with associated access and landscaping. **No objection.**

DC/21/1535 – Land Adjacent Railway Cottages & Pulborough Station, Stopham Rd, Pulborough

Removal of Condition 3 of previously approved application DC/16/0728 (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) Relating to the sequence of the on-site and off-site works together with a pre-determined timescale and to enable a material start and lawful implementation of the planning permission before its expiry date. **No objection.**

Trees

DC/21/1304– 20 New Place Rd, Pulborough

Fell 1 x Field Maple. **Objection.**

UNCONFIRMED