

PULBOROUGH PARISH COUNCIL

Working together for a better future



PULBOROUGH PARISH COUNCIL
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MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD ON THURSDAY 9TH JUNE 2016 AT PULBOROUGH SPORTS AND SOCIAL CLUB

PRESENT: Cllrs Tilbrook (Chairman), Kipp, Henly, Kay & Wallace.

IN ATTENDANCE: Lisa Underwood (Acting Clerk), and 13 members of the public.

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. C Esdaile, J Esdaile, Lawson, Mortimer & Quedstedt.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

The Acting Clerk advised that an email was received from Mr D Parker, regarding the minutes of 5th May 2016, which stated the following:

I note in your recent planning and services meeting held on the 5th May that the subject of site SA445 came up again. At this meeting you state that it can be argued equally that the site is greenfield or brownfield.

Will you now please provide any physical/tangible evidence to support this statement. To date despite repeated requests you have provided none.

Prior to your submission of the Neighbourhood plan you kept stating this site was brownfield, when challenged to support this contention with hard evidence you failed to do so. Horsham Council wrote to you and told you this site was greenfield and that your classification of brownfield was wrong.

Please provide the evidence or retract the statement and publish your mistake.

The Acting Clerk replied as follows:

Thank you for your email. The unconfirmed minutes state the comments made by Cllr. Tilbrook at the meeting, but the comments sent to HDC regarding the SHELAA were as follows:

SA445 - Drovers Lane, land S of New Place Nurseries. PPC agree to the classification of this site as yellow, but would note that, if developed, it will be essential to take road access to the north of the site, emerging on the A29, near the entrance to New Place Nurseries.

Subsequently Cllr. Quedstedt advised Mr Parker that this matter would be highlighted at this evening's meeting.

The Chairman advised that he would not withdraw those comments, as he believes that, having researched historic data at West Sussex County records office, previous planning applications and documents regarding brownfield and greenfield sites, the matter can still be argued equally that the site is greenfield or brownfield.

The Council **RESOLVED** to agree and approve the Minutes of the Meeting held on 5th May 2016.

Clerk's report on items raised at the meeting of 5th May 2016

Nothing to report.

4. ADJOURNMENT FOR PUBLIC SPEAKING

The Chairman then welcomed Mr Stephen Pegler and invited him to speak individually regarding agenda item no 10, Lower Street.

Meeting adjourned: 7.36pm

Meeting reconvened: 7.39pm

The Chairman thanked Mr Pegler for taking the time to address the Committee.

The Chairman welcomed Mr Dennis Parker and Ms Rachel Espezel and invited them to speak individually regarding agenda item no 5, Planning Applications – DC/16/0731 - Land North East of Glebelands Pulborough.

Meeting adjourned: 7.40pm

Meeting reconvened: 8.12pm

The Chairman thanked both of the speakers for taking the time to address the Committee.

During the adjournment of the meeting, the Chairman advised that Mr David Morris of Catesby Estates Ltd was also due to speak at the meeting, regarding DC/16/0731 - Land North East of Glebelands Pulborough, however due to a family incident he has been unable to attend. The Chairman invited questions from members of the public, which he will forward onto Mr Morris and he will also invite him to the next P&S meeting on 7th July 2016.

5. PLANNING APPLICATIONS

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

Cllr. Tilbrook will put Mr Dennis Parker in touch with Savills and Catesby Estates Ltd as the matter regarding the legal issue of who owns what rights to Drovers Lane needs to be resolved.

6. PLANNING APPLICATIONS DECISIONS

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

7. WEIGHT RESTRICTION ON A29 & A283

Members received information from WSCC regarding 'Living With The Lorry Assessment Framework'. WSCC advised such a request can be a significant use of financial and time resource so should only be made if it is considered to be within the 'Living With The Lorry' Policy. WSCC have to aim to keep the highway network open to all weight of traffic, as to prohibit sections, puts greater pressure on the remaining network. As Members only received this information, in their packs, this evening, Cllr. Tilbrook suggested that this item is deferred until the next P&S meeting on 07.07.16, to give everyone chance to read the information, Members AGREED to this. The Acting Clerk will forward the information to the absent Cllrs. Members also commented that width restriction also needs to be considered.

8. SERVICES IN PULBOROUGH

Members received the top 3 service issues, put forward by Cllrs. Cllr. Tilbrook would prefer to have more Cllrs in attendance for this to be discussed. Therefore, this matter will be deferred until the next P&S meeting on 07.07.16.

9. ENTRANCE GATES IN VILLAGES

In Cllr Quested's absence, the Acting Clerk advised that Cllr Quested has made enquiries with WSCC regarding this matter. Cllr. Quested would like the Committee's approval for him to take this matter forward and engage local residents. Members AGREED to this and instructed the Acting Clerk to advise Cllr. Quested accordingly.

10. LOWER STREET

Members received comments from the Lower St regeneration consultation, but noted there were only comments from 6 residents. The Acting Clerk advised that it had been publicised in the Parish Bulletin, the website, on social media and on noticeboards. Cllr. Tilbrook suggested a public exhibition should be put on to engage more people. Cllr. Kipp advised that this was done 4 years ago and nothing has been done, the Lower St traders are getting fed up with the situation and if another exhibition is carried out, this will only delay matters further. However Cllrs. Tilbrook & Wallace said that more views and comments were needed before contacting WSCC. The Acting Clerk pointed out that due to staff shortages in the Parish Office, this is not something that can be organised immediately. Cllrs Tilbrook & Wallace AGREED to arrange something.

Members noted one comment from the consultation of speeding tractors along Lower St and instructed the Acting Clerk to contact the local farmer advising them of this issue and request that the speed limit is adhered to.

Members then received a request, from a resident, for the Parish Council to support a proposal of a single yellow line on part of Lower St. Members could see the residents point of view for wanting a single yellow line. Cllr. Kipp commented that Parking Attendants do patrol that area. Cllr. Tilbrook suggested that this proposal is included in the Lower St public exhibition consultation and instructed the Acting Clerk to advise the resident of this.

Finally, Members received a request for comments, from WSCC, to the consultation of a proposed permanent TRO on the southern side of Lower St, east of Swan Corner. Members commented and AGREED that they do not want to see waiting restrictions outside the Banyan Tree restaurant. Members are concerned that there are no additional plans for this area and would like clarification of further plans, due in November. The Acting Clerk was instructed to forward these comments accordingly.

Resolved: Forward comments raised to WSCC.

11. HDC COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE AND PLANNING OBLIGATIONS AND AFFORDABLE HOUSING DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD) PLANNING CONSULTATION

Members received a request for comments to the above named consultations from HDC. After some discussion, Members would like answers to the following questions:

- 1. If a Neighbourhood Plan is approved what CIL will be in the Parish, what will the Parish get paid for each house?**
- 2. If a Neighbourhood Plan is not approved what CIL will be in the Parish, what will the Parish get paid for each house?**

The Acting Clerk was instructed to forward these questions to HDC.

Resolved: Forward questions raised to HDC.

12. CONSULTATION ON PROPOSED LAND DISPOSAL: PULBOROUGH STATION

Members received a request for comments to the above named consultation, from Network Rail. After some discussion, Members AGREED to a 'No Comment' response as more detail is needed. A guarantee needs to be made for that area to be consistent with the Willowmead application that has been submitted. The Acting Clerk was instructed to advise Network Rail accordingly.

Resolved: Forward comments raised to Network Rail.

13. CONSULTATION ON PROPOSED CHANGES TO WEST SUSSEX HOUSEHOLD WASTE RECYCLING SITES

Members received a request for comments to the above named consultation from WSCC. Members commented that any change will result in additional costs because of fly-tipping. The Acting Clerk was instructed to advise WSCC of these comments.

Resolved: Forward comments raised to WSCC.

**14. CORRESPONDENCE
Horsham District Council (HDC)**

Reply from HDC following the Parish Council's comments on the SHELAA 2016. Copied to Committee.

Residents

Email regarding the A29 footpath. Copied to Committee.

Further email correspondence regarding the A29 footpath. Copied to Committee. (Please note Cllrs. Quested & Kay cleared nettles and vegetation, along the A29 near to the Hairdressers, in response to seeing previous correspondence from resident).

Email regarding potholes and road surface break up in Stream Lane. Copied to Committee.

Email correspondence regarding comments on the SHELAA 2016, Site SA445. Copied to Committee.

Email correspondence regarding parking at Pulborough Railway Station. Copied to Committee.

DC/16/0591 - Elite Garages

Email correspondence regarding the planning decision process on the above application. Copied to Committee.

The Planning Inspectorate

Appeal decision notice for DC/15/2193 - 9 The Smith, Lower St, Pulborough. Appeal dismissed.

Horsham & Mid Sussex Voluntary Action (HAMSVVA)

E-bulletin - May 2016.

Shaw Healthcare

Invitation to a national Care Home Open Day on Friday 17th June 2016 at Hillside Lodge, Spiro Close, Pulborough.

Nutbourne Residents Association (NRA)

Email advising that the proposed location for a new fibre cabinet for high speed broadband is along Nutbourne Rd on a publicly maintainable highway.

DC/16/0731 - Land North East of Glebelands Pulborough

Email correspondence regarding the above application. Copied to Committee.

Post Office

Letter advising that the Post Office will be re-opened at S&M Tyres Ltd, T/A Elite Garages, 5 London Rd, Pulborough. Copied to Committee.

Horsham District Council (HDC)

Correspondence regarding rural car parking proposals. Copied to Committee.

Appeal decision for DC/15/2193 - The Smithy, 9 Lower St, Pulborough. Copied to Committee.

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

- **Ransoms & The Archaeology Society (EK) - The Acting Clerk was instructed to obtain an update on Ransoms from HDC.**
- **Sports Pavilion update (Full Council) (JW).**

- Speed limit along Lower St from Wickford Bridge to the existing 30 mile per hour limit. (JW).

16. ITEMS TO BE PUBLICISED ON SOCIAL MEDIA

- Lower St public exhibition (when details known).

17. PAYMENTS

The following payments were approved and cheques were signed.

Pulborough Social Cte	65.80
Newplace Nurseries	240.00
Chichester College	300.00
West Sussex County Council	5269.71
SR Brierley Groundwork Services Ltd	2148.00
Horsham District Council	508.00

The meeting closed at 9.25pm

.....Chairman

.....Date

**Recommendations of the Planning & Services Committee meeting held on
Thursday, 9th June 2016**

PLANNING APPLICATIONS

DC/16/0967 & DC/16/0968 - The White House The Street Nutbourne

Partial demolition and reconstruction of detached outbuilding to the rear of the main dwelling (Householder application & Listed Building Consent). **No objection.**

DC/16/0959 - 18 Chestnut Walk Pulborough

Removal of roof over existing single storey rear extension, and formation of new first floor. Proposed single storey side extension. **No objection.**

DC/16/0949 - 10 Poplar Court Station Road Pulborough

Replacement of front and back windows on first floor flat. **No objection.**

DC/16/1052 - Ashley House Station Road Pulborough

Conversion of existing annexe to provide guest accommodation, ancillary to the main house. **This application has since been withdrawn.**

DC/16/0731 - Land North East of Glebelands Pulborough

Outline planning application with all matters reserved except for means of access from Glebelands, for residential development of up to 100 dwellings, new internal access road (to include the re-alignment of Drovers Lane) and associated infrastructure. **Objection.**

Members made the following comments:

- **Members are disappointed that the Parish Council are only being consulted on the outline planning application, with all matters reserved, except for means of access.**
- **The legal issue of who owns what rights to Drovers Lane needs to be resolved.**
- **The density is too high for the area proposed.**
- **A natural tree screened barrier between Drovers Land and the proposed area should be put in place.**
- **In terms of the reserved matters the designs of the houses to the south of the site should match those, in terms of design, to Drovers Lane.**
- **A robust traffic management scheme should accompany these plans to ensure that they do not hinder or prejudice the possible development to the north of the site where access here must be from New Place Nursery entrance.**
- **The site remains a key site for development in the draft Neighbourhood Plan.**
- **Overall, it is not possible to make an optimal decision until Horsham District Council have considered the number of houses.**

DC/16/0975 & DC/16/0976 - Rectory Lodge Old Rectory Lane Pulborough

Erection of single storey conservatory link, works to fire station, double doors re-instated, conservation roof lights inserted, existing rear opening enlarged (Full Planning & Listed Building Consent). **No objection.**

DC/16/1082 - Land at Coombelands Lane, Pulborough

Two dwellings and access (Outline). **Objection.**

Trees

DC/16/1117 - Andrews Cottage Rectory Lane Pulborough

Surgey 1 x Horse Chestnut Tree (Works to Trees in a Conservation Area). **This application has since been withdrawn.**

DC/16/1119 - 70 Lower St, Pulborough

Surgey to tree east of building works (Works to trees in conservation area). **No objection.**