



# PULBOROUGH PARISH COUNCIL

*Working together for a better future*

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## **MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD ON THURSDAY 7<sup>th</sup> November 2019 AT THE SPORTS PAVILION**

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

**IN ATTENDANCE:** Mrs L Underwood (Deputy Clerk) & 3 members of the public (left during min no. 80).

*The meeting opened at 7.31pm*

**76. APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllrs Finlayson & Kay.

**77. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS**

There were no declarations of interest.

There were no changes to Register of Interests.

**78. MINUTES**

The Committee **RESOLVED** to agree and approve the Minutes of the Meetings held on 3rd & 17th October 2019 and the Chairman duly signed them.

**Clerk's Report**

There was no Clerk's report.

**79. ADJOURNMENT FOR PUBLIC SPEAKING**

The Chairman welcomed a local resident to speak regarding agenda item 5, Planning Applications - DC/19/2105 – Parsons Field Stables, Pickhurst Lane Pulborough.

**Meeting adjourned: 7.33pm**

**Meeting reconvened: 7.38pm**

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

The Chairman welcomed another local resident to speak regarding agenda item 5, Planning Applications - DC/19/2096 – Hobbits, Stall House Lane, North Heath, Pulborough.

**Meeting adjourned: 7.39pm**

**Meeting reconvened: 7.50pm**

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

**80. PLANNING APPLICATIONS**

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

**81. LOWER ST CONSULTATION RESULTS**

Members received and discussed the responses to the Lower St consultation asking the public which option they preferred, as suggested by WSCC, in order to make Lower St safer for pedestrians. The results showed that the majority of respondents preferred option 1 – 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 – both options considered “also would likely be possible, as part of the one way working, to have a wider loading bay as well as wider footway on the north side of the road” – Members **RESOLVED** to submit a Community Highway Scheme application to WSCC for option 1 with the possibility of a wider loading bay and a wider footway on the north side of the road. The Deputy Clerk will send the completed application form to Committee members for viewing before it is submitted to WSCC.

**82. PLANNING APPLICATIONS DECISIONS**

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

**83. SOUTH DOWNS NATIONAL PARK AUTHORITY'S (SDNPA) AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION**

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

**84. ENVIRONMENT AGENCY'S ALTERNATIVE ARRANGEMENTS FOR THE MANAGEMENT OF FLOOD RISK FROM THE RIVER ARUN BETWEEN PALLINGHAM WEIR AND PULBOROUGH (SU1) BY THE END OF 2021 CONSULTATION**

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

**85. WSCC'S PROPOSED BUDGET SAVINGS WITHIN THE LIBRARY SERVICE CONSULTATION**

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

**86. WSCC'S PROPOSED CHANGES TO CONCESSIONARY RAIL TRAVEL FOR OLDER PEOPLE CONSULTATION**

Members received the above consultation and **RESOLVED** to comment as follows:

- A choice of concessionary travel should still be given – buses in rural areas can be unreliable and the frequency of some services in rural areas is only once an hour.

**87. CORRESPONDENCE**

**HDC**

- Various email correspondence regarding the Planning Committee (South) meeting where the Codmore Hill gypsy and traveller application was decided. Copied to Committee.
- Notification regarding the Statement of Community Involvement 2019. Copied to Committee.
- Notification regarding street naming & numbering. Copied to Committee.
- Information regarding paperless planning consultations from 01.11.19. Copied to Committee. ***Cllrs enquired if the Parish Office will be bringing printed plans to each P&S meeting. The Deputy Clerk advised that all Cllrs should view applications online on their own computers or at the Parish Office and printed plans would only be brought to meetings if requested.***

**WSCC**

Email 29.10.19 advising of Winter Service Network Update. Copied to Committee. (including Winter Offer 2019 and Winter Maintenance FAQ, not copied).

**Cllr. Hare**

Email correspondence relating to meeting held with Nick Herbert on 24.10.19. Already copied to Cllrs.

**Newsletters**

- West Sussex Rail Users Association – October newsletter.
- West Sussex Rail Users Association – Details of AGM, Saturday 02.11.19, The Studio, Capitol, Horsham, 10am. Also advising that Network Rail has solved the signal cable problem between Barnham and Chichester and normal services have resumed.

**88. ITEMS FOR NEXT P&S AGENDA**

There were no items for the next agenda.

**89. PAYMENTS**

The following payments were approved: -

Mr F Bushby (already transferred)	20.00
Travis Perkins	32.98
Mr F Bushby	12.15
WSCC	8,277.52
SSALC Ltd	132.00
Burgess & Randall Ltd	46.28
Viking	195.12

***The meeting closed at 9.14pm***

.....Chairman

.....Date

Appendix 1

**Recommendations of the Planning & Services Committee meeting held on  
Thursday, 7<sup>th</sup> November 2019**

**DC/19/2041 - Old Farm Cottage Mare Hill Road Pulborough**

Erection of a single storey extension with room-in-roof to replace existing single storey structure and first floor extension on top of existing single storey structure. **Objection – overdevelopment within the site.**

**DC/19/2088 - Hill Farm Hill Farm Lane Codmore Hill Pulborough**

Prior Notification to install 1 x 9m pole. **No objection.**

**DC/19/2096 - Hobbits Stall House Lane North Heath Pulborough**

Demolition of dwelling and erection of a replacement dwelling with detached double garage, indoor riding arena (incorporating stables) and outdoor riding arena together with associated parking. Retention of existing stables and new equestrian facilities. **Objection – Members made the following comments:**

- **Overdevelopment.**
- **Out of character with the area.**
- **Inadequate road access for both cars and horse boxes.**
- **Waste management has not been considered.**
- **An Environmental Impact Assessment needs to be carried out.**
- **The scale of this operation would suggest it's commercial not domestic.**
- **Access off the A29 is a recognised accident area already.**
- **Pulborough Parish Council will send a representative to the Planning Development meeting to speak as an objector.**

**DC/19/2105 - Parsons Field Stables Pickhurst Lane Pulborough**

Removal of condition 2 to previously approved application DC/16/2388 (Change of use of land to caravan site for stationing of up to three caravans for occupation by gypsy-traveller family with associated development (timber utility shed, utility trailer, septic tank, hard standing and additional landscaping)-part retrospective) Relating to make site permanent or renew consent for further temporary period. **Objection – Members made the following comments:**

- **This is not a proven case for a travelling way of life.**
- **The application refers to 3 caravans. Does this mean 3 separate caravan 'pitches' together with supporting infrastructure?**
- **Ref Plan 1, although not explained, the adjoining field to the west of the application site has already been sub-divided into an additional 3 plots by using Leylandii and Laurel hedging. Has the ownership of this land been established and is it included in this application?**
- **The application site/s are well outside the defined Built Up Area and adjacent to the SDNPA boundary.**
- **The 'yard' site was originally illegally occupied in 2005 without planning consent and given temporary permission for the education of a child. The site has subsequently been sold and this temporary permission expires at the end of December 2019.**
- **The site was the subject of failed appeals, on the grounds of "being harmful to the character of the surrounding area". This situation continues today, especially when the site is used for the parking of commercial vehicles, which are not consistent with the temporary permission.**

- **There are many letters of objections from local residents, who refer to:**
  - *The lack of road safety for drivers and pedestrians in Pickhurst Lane.*
  - *The dangerous junction of Blackgate Lane with the A29, a local accident black spot.*
  - *The distance from local amenities.*
  - *Inappropriate lighting within the site.*
  - *Numerous vehicle movements from the application site and parking of vehicles in the adjoining field.*
  - *The close proximity to 2 listed dwellings.*
  - *The applicants have a history of similar development with East Hants District Council, involving a site in Liphook.*
- **The Parish Council strongly support the comments made by The Wiggonholt Association and Batcheller Monkhouse.**
- **Pulborough Parish Council will send a representative to the Planning Development meeting to speak as an objector.**

**DC/19/2110 - Hillview Stream Lane Nutbourne Pulborough**

Demolition of existing double garage and link. Erection of a single storey side extension and conversion of loft into habitable living space with the installation of a dormer to the rear. **Objection – Overdevelopment & out of character with the area.**

Trees

**DC/19/2095 - Old Rectory Old Rectory Lane Pulborough**

Fell 9 x Elm, 5 x Ash, 4 x Sycamore and Surgery to 4 x Sycamore, 2 x Birch, 2 x Hazel, 2 x Silver Maple, 1 x Beech, 1 Laurel, 1 x Lime and Self-Seeded Trees. **No objection.**

**DC/19/2136 - Tides Reach 12 Allfreys Wharf Pulborough**

Surgery to 1 x Sycamore. **No objection.**

**DC/19/2150 - Beech House Stane Street Codmore Hill Pulborough**

Surgery to 1 x Copper Beech. **No objection.**

**DC/19/2199 – 2 Nutcroft, Pulborough**

Fell 1 x Silver Birch and surgery to 1 x Scots Pine. **Defer to HDC's Arboricultural Officer.**

**DC/19/2220 – Lane End Rectory Lane, Pulborough**

Fell 1 x Group of Holly Trees and Surgery to Various Trees (Work to Trees in a Conservation Area). **Defer to HDC's Arboricultural Officer.**