



PULBOROUGH PARISH COUNCIL

Working together for a better future

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MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD IN THE ROTHER HALL AT THE VILLAGE HALL ON THURSDAY 7TH OCTOBER 2021

PRESENT: Cllrs Kipp (Chairman), Ellis-Brown, Hare, Hunt (from Min.55), Lawson and Trembling.

IN ATTENDANCE: Mrs H Knight (Clerk)

The meeting opened at 7.30pm

54. APOLOGIES FOR ABSENCE

Apologies for absence were received and reasons approved from Cllrs. Kay and Henly. Late apologies were received via another Member on behalf of Cllr Esdaile.

55. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

Cllr Lawson declared a personal interest in Agenda item 5, planning application DC/21/2151, as the applicant is known to her.

There were no changes to the Register of Interests.

56. ADJOURNMENT FOR PUBLIC SPEAKING

There were no public speakers.

57. MINUTES

The Committee **RESOLVED** to approve the Minutes of the Meetings held on 5th August 2021 as a true and accurate record of the proceedings and the Chairman signed the minutes.

Clerk's report

The Clerk reported on an urgent matter that had arisen in the previous few days which would affect planning applications, development and potentially the Pulborough Neighbourhood Plan. Horsham DC had emailed with details of a position statement issued by Natural England relating to water abstraction and its environmental impacts. HDC had taken legal advice and subsequently taken the decision to pause its Planning North and Planning South committee meetings whilst the matter is assessed. The Clerk reported that this communication had been too late to include on this meeting agenda but would be added to the forthcoming full Council meeting papers so that all councillors would receive the details.

58. PLANNING APPLICATIONS

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

It was noted that as Pulborough Parish Council is the applicant for planning application DC/21/1369, and therefore the Council has an interest, the Council would not be commenting on that application.

59. **PLANNING APPLICATIONS DECISIONS**

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

60. **CHRISTMAS TREES ALONG LOWER STREET**

Members considered the quotation of £3,500.00 (ex VAT) from Festive Illuminations for the Christmas trees in Lower Street. It was noted that this was £100 over the budgeted amount. It was **RESOLVED** to recommend to full Council to accept the quotation and proceed as usual, the amount being over the financial threshold of the Committee delegated authority spending.

The Clerk confirmed that Festive Lighting public liability insurance covered the electrical connections and all aspects of the installations. The Clerk was asked to clarify with Festive Lighting that the electrical plug connections in participating premises comply with appropriate standards.

61. **MILLENNIUM CLOCK ON LOWER ST, PULBOROUGH**

Cllr Hunt reported that she had followed up with County Cllr Charlotte Kenyon several times regarding the possibility of borrowing a suitable vehicle from WSCC. Cllr Kenyon had advised that she would respond as soon as possible. It was **AGREED** to defer this item to a future meeting.

62. **A29 AREA BETWEEN CHURCH HILL AND SWAN BRIDGE**

Members considered the responses received to the Council's letter, from Cllr Joy Dennis, WSCC Cabinet Member for Highways & Transport and from the Police & Crime Commissioner's Office (copied to C'tee). The P&CC office had advised that it was not in the remit of the police as a transport/highways matter.

It was noted that Cllr Dennis had offered to visit the area concerned. Following considerable discussion of the content of the WSCC response, it was **RESOLVED** to approve delegated authority for the Clerk in liaison with Cllr Kipp to compose an email making enquiries with Coldwaltham PC as to any traffic issues and impacts experienced there. In the interim, the Clerk would acknowledge Cllr Dennis to advise that we would be in touch again in due course.

63. **CORRESPONDENCE**

HDC

- Notification of appeals lodged between 10.09.21 to 26.08/21 (*Copied to C'ttee*).
- Notification of compliance cases between 16.08.21 to 19.09.21 (*Copied to C'ttee*).
- Emails 15.06.21, 19.08.21 and 06.09.21 from Head of Development and Building Control with apologies, explaining the resourcing issues causing severe delays in planning application processing (*Copied to C'ttee*).
- Email 06.09.21 advising that DC/21/1829 tree application was not subject to a TPO and therefore the application for work had been withdrawn.
- Email 28.09.21 Community Assets: Notice of application by Nutbourne Residents Association to list The Rising Sun PH, Nutbourne RH290 2HE as an Asset of Community Value, the original application being due to lapse.

SDNP

Notification of compliance cases between 23.08.;21 and 29.08.21 (*Copied to C'ttee*).

The Wiggonholt Association

Correspondence sent to Cllr. Hare: Copy of draft representation regarding Rock Common Quarry planning application, which would be send to the Minerals Planning Authority before the 22nd August deadline.

64. PAYMENTS

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

	£
WSCC	8,736.80
Pulborough Social Centre (Village Hall)	1,479.29
Sussex Clubs for Young People	3,595.68

The meeting closed at 8.50pm

.....Chairman

.....Date

Appendix 1

**Recommendations of the Planning & Services Committee meeting held on
Thursday 7th October 2021**

DC/21/1631 – Land at Grid Reference 506411 119161, Broomers Hill Lane, Pulborough, West Sussex

Construction of an irrigation storage reservoir using existing soil through “cut and fill”.

Objection, and the Council requests that this application is taken to HDC Committee for decision: The Parish Council recommends that:

- The site should be subject to an archaeological site investigation, noting that the applicant has already commenced work on site;
- An ecological survey should be carried out;
- If planning application is approved by HDC, should the applicant wish to abstract a higher level than 20 cubic metres/day a licence should be obtained.

DC/21/2129 – Land West of Stane Street, Codmore Hill, Pulborough, West Sussex

Retention of existing path and steps with alternative step free route.

Objection: For the reasons below, and the Council requests that this application is taken to HDC Committee for decision:

- The original planning application condition to provide a safe and fully accessible footpath has not been complied with;
- The Parish Council recommends that an independent report be undertaken on the feasibility of adapting the existing footpath to be step free;
- The proposed solution of an alternative footpath is not satisfactory: it is not acceptable for pedestrians to have to cross the road and switch to and from different sides.

DC/21/2121 – Redfold Farm, Nutbourne Lane, Nutbourne, Pulborough

Demolition of existing dwelling and annex. Construction of replacement 4 storey dwelling.

Objection: For the reasons below, and the Council requests that this application is taken to HDC Committee for decision:

- The proposal is over development of and out of keeping with the character of the area and the rural location;
- The environmental impact of the demolition of the existing building is considerable;
- This is an area of archaeological interest.

DC/21/2151 – Carpe Diem, Nutbourne Road, Pulborough, West Sussex

Construction of a detached garage and storage building.

No objection.

DC/21/2153 - Minto, Stane Street, Codmore Hill, Pulborough

Demolition of existing outbuildings and erection of a two detached two storey dwellings with associated works and the erection of a linked garage.

No objection.

DC/21/1369 – Pulborough Sports and Social Club, Rectory Close, Pulborough, West Sussex

Part demolition and rebuilding of existing building with refurbishment of remaining building.

No comment as the Parish Council is the applicant and has an interest in the matter.

Trees

DC/21/2044 – Lane End, Rectory Lane, Pulborough, West Sussex

Fell 1 x Oak

No objection.

