



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 8TH JUNE 2017 AT PULBOROUGH SPORTS AND SOCIAL CLUB

PRESENT: Cllrs Tilbrook, C Esdaile, J Esdaile, Henly, Kay, Kipp (arrived 7.35pm) & Wallace.

IN ATTENDANCE: Mrs L Underwood (Deputy Clerk) & 1 member of the public.

The meeting opened at 7.30pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs Lawson, Queded, & Wilson.

2. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

There were no declarations of interest or changes to Register of Interests.

3. MINUTES

The Committee **RESOLVED** to agree and approve the Minutes of the Meetings held on 4th May 2017 and that the Chairman duly signed them.

Clerk's Report

Min No. 218 & 219 - Funding for Pavements & Parking Restrictions on Corn Store Car Park

The Deputy Clerk is still waiting for a reply from Cllr. Arculus.

4. ADJOURNMENT FOR PUBLIC SPEAKING

There were no public speakers.

5. PLANNING APPLICATIONS

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

6. PLANNING APPLICATIONS DECISIONS

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

7. HORSHAM DISTRICT COUNCIL'S STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA): EMPLOYMENT REPORT 2017.

Members received the above and commented as follows:

SA831 - Brinsbury Centre, Chichester College West, Stane St Pulborough

Objection to assessment. - This is prime agricultural land.

SA832 - Brinsbury Centre, Chichester College East, Stane St, Pulborough

Objection to assessment. - This is prime agricultural land.

SA635 - Land at Toat Cafe, Stane St, Pulborough

No objection to assessment. - This site is within the draft Neighbourhood Plan.

SA172 - Broomers Hill Park, Broomers Hill Lane, Pulborough

No objection to assessment.

SA830 - Land Opposite Broomers Hill Park

No objection to assessment.

Members also commented that with all the above sites, they have concerns regarding heavy goods vehicles traffic along the A29, especially Church Hill.

The Deputy Clerk will forward these comments to HDC.

8. RE-VISIT PLANNING APPLICATION DC/11/0952 - LAND NORTH OF HIGHFIELD, STANE ST, CODMORE HILL

As Cllr. Queded was absent from the meeting, he sent in the following message:

There has been no movement on this issue since I spoke to Pat Arculus, nothing to discuss but I would like to see on next agenda for committee to consider a response from Cala as to their intentions.

The Deputy Clerk will add to the next P&S agenda for discussion.

9. UPDATE ON WILLOWMEAD DEVELOPMENT

Cllr. Tilbrook gave the following update:

There are 3 separate issues with this development:

1. The railway companies do not want to spend money on the proposed new car park, their franchise is up in a few years and they will not see any return from it. They want to pass it to Willowmead, who will in turn pass it onto any Community Land Trust (CLT) that might be formed.

Southern Rail are refusing access from the car park to the platform.

It would be difficult to have an independent operator for that one side of the car park. Willowmead would not want to accept limits on the car park charges and a CLT may want to charge lower rates than the railway company.

2. If the Willowmead development does not proceed soon, the landowner, of the main site, has indicated that he may apply for planning permission for houses or businesses, to generate funds, which would put the whole matter in jeopardy.
3. House prices are going down in the area, so it will not be in Willowmead's interest to build on that site.

Cllr. Tilbrook commented that with these 3 issues, it seems less likely development will go ahead in the short term, but this is a problem outside of the Parish Council's control.

10. **ADDITIONAL BINS IN PULBOROUGH**

Cllr. Tilbrook has met with HDC at the proposed sites and HDC are now conducting an assessment to decide if the requested bins can be installed. The informal indication was that those ones requested along Lower St are likely to be granted.

11. **EMPTY PREMISES IN THE SWAN CORNER AREA**

Members discussed, at length, the state of the Swan Corner area, in particular the Spice Boys and Ransoms properties. It was AGREED that Cllr. Tilbrook will draft letters to HDC and the owners of the properties commenting on the state of them and to request that something is actioned to maintain them. Members will be sent the draft letters for approval before sending.

It was also commented that a large banner has been erected next door to Hamilton Cole. Cllr. Tilbrook will also mention this in his letter to HDC.

The Deputy Clerk will diary for replies and update the Committee accordingly.

12. **CORRESPONDENCE**

HDC

Notification of appeals decided for DC/16/1957 - Ashley House, Station Rd, Pulborough & DC16/0731 - Land North East of Glebelands, Pulborough. Copied to Committee. ***Cllr. Tilbrook will seek a meeting with Nick Herbert regarding DC/16/0731's appeal and ask if he will take up the Parish Council's strong objections to this application on our behalf.***

Response from HDC to Cllr. Tilbrook's email regarding gypsy/traveller site, Parsons Field, Pickhurst Lane, Pulborough. Copied to Committee.

The Planning Inspectorate

Appeal decision for DC/16/1957 - Ashley House, Station Rd, Pulborough. Copied to Committee.

Resident

Copy comments for planning application DC/17/0753 - Willards House, Broomers Hill Lane, Pulborough. Copied to Committee.

Southern Water

'Let's Talk Water - Starting the Conversation'. Copied to Committee.

Residents

Email correspondence regarding UKOG x 3. *Please can the Committee respond to the email marked 1. **Members commented that this exploratory drilling site is outside of the Pulborough Parish. The necessary permissions have been obtained and UKOG have gone through all the necessary regulatory authorities and any questions should be directed to UKOG.***

13. PAYMENTS

The following payments were approved and cheques were signed:-

Pulborough Social Centre	111.54
Mr F Bushby	65.00
George Potbury Forestry Ltd	360.00
West Sussex County Council	7614.40
P Day	45.00
Arun Mowers	183.95
Burgess & Randall Ltd	83.00
SSALC Ltd	96.00
Southern Gas Networks	142.93
Sam Grove	235.00

The meeting closed at 8.47pm

.....Chairman

.....Date

Appendix 1**Recommendations of the Planning & Services Committee meeting held on
Thursday, 8th June 2017****PLANNING APPLICATIONS****DC/17/1028 - Ludgates Nutbourne Road Nutbourne Pulborough**

Proposed erection of two storey rear extension and single storey side extension, front porch and detached double garage. **No objection, although Members suggested that a non-severance clause be attached to the permission.**

DC/17/1112 - 41 Rivermead Pulborough

Demolition of existing conservatory and erection of single storey rear extension. **No objection.**

DC/17/0931 - Haybourne Old Farm Blackgate Lane Pulborough

Demolition of existing warehouse building (Unit 3) and proposed erection of replacement warehouse. **No objection.**

DC/17/0917 - Haybourne Old Farm Blackgate Lane Pulborough

Demolition of existing warehouse building (Unit 5) and proposed erection of replacement warehouse. **No objection.**

DC/17/1095 - Foxlands Blackgate Lane Pulborough

New pitched roof to existing porch with new walls, doors and windows. **No objection.**

DC/17/0177 - Brinsbury Fields Brinsbury College Pulborough

Outline planning permission (with all matters reserved except for access from Stane Street (A29)) for up to 6 commercial buildings comprising a mix of B1, B2 and B8 Use Classes. **No comments required as only a reconsult due to a technical matter, HDC have the Parish Council's original objections, which set out clearly the Parish Council's position.**

Members did add that they back up comments made by residents and the Highways Authority.

DC/17/1100 - Holme Street House Broomers Hill Lane Pulborough

The demolition of a flat roofed garage and conversion/extension of a redundant piggery and outbuilding to create a granny annexe. Internal alterations to the main house floor layouts. Two new window openings and a freestanding metal work balcony to the West elevation. (Full planning). **No objection, although Members suggested that a non-severance clause be attached to the permission.**

DC/17/1101 - Holme Street House Broomers Hill Lane Pulborough

The demolition of a flat roofed garage and conversion/extension of a redundant piggery and outbuilding to create a granny annexe. Internal alterations to the main house floor layouts. Two new window openings and a freestanding metal work balcony to the West elevation. (Listed Building) **No objection, although Members suggested that a non-severance clause be attached to the permission.**

DC/17/1117 - 2 Rivermead Pulborough West Sussex RH20 2DA

Demolish existing conservatory and build a single storey side and rear extension. **No objection.**

DC/17/1147 - Old Rectory Old Rectory Lane Pulborough West Sussex

Proposed restoration and repair work to the timber entrance Portico together with stone repair work to the entrance step and new stone sub-cils to ground floor windows W1 and W2. (Listed Building) **No objection, however Members noted that work has already commenced prior to the application decision. This is the case with other properties in the area and Members will be sending a letter to HDC highlighting their concerns over these applications, which Cllr. Tilbrook will draft.**