



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 1st July 2021

PRESENT: Cllrs Kipp (Chairman), Ellis-Brown, Esdaile, Hare, Henly, Hunt & Kay.

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

The meeting opened at 7.30pm

22. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs. Lawson & Trembling.

23. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

There were no declarations of interest.

There were no changes to Register of Interests.

24. ADJOURNMENT FOR PUBLIC SPEAKING

The Chairman welcomed a resident to speak regarding agenda item no. 7, A29 Area between Church Hill and Swan Bridge.

Meeting adjourned: 7.31pm

Meeting reconvened: 7.45pm

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

25. MINUTES

The Committee **RESOLVED** to agree and approve the Minutes of the Meetings held on 3rd & 17th June 2021 as a true and accurate record of the proceedings and the Chairman signed the minutes.

Clerk's Report

There was no Clerk's report.

26. PLANNING APPLICATIONS

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

27. **PLANNING APPLICATIONS DECISIONS**

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

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

Cllr. Kipp would like to send an email to the Cabinet for Highways, copying in the West Sussex County Councillor and MOP, Andrew Griffith, regarding the historic and current issues in the area between Church Hill and Swan Bridge. Members received and discussed Cllr. Kipp's draft email and suggested some changes, which Cllr. Kipp will re-draft and circulate to Members, via email, for final approval – see final email in attached Appendix 2. It was also suggested that the email should be copied to the Police Commissioner, Katy Bourne.

29. **SOUTHERN WATER NEW DRAFT DROUGHT PLAN CONSULTATION**

Members received the above named consultation and **RESOLVED** to **AGREE** to answer 'yes' to all the relevant questions and the top 3 ways of communicating should be TV, radio & letter. The Deputy Clerk will submit the response. No additional comments are to be made.

30. **SALT BIN AUDIT**

Members **RESOLVED** to **AGREE** that the named Councillors would carry out the salt bin audit, by 31st July, as follows:

- Junction of Skeyne Drive & Lower St – Cllr. Hunt.
- Junction of Rectory Lane and St Mary's Close – Cllr. Esdaile.
- Rivermead and Green Meadows – Cllr. Hunt.
- Masons Way – Cllr. Kay.
- Stane St Close – Cllr. Henly.
- Station Approach – Cllr. Ellis-Brown.
- Swan View – Cllr. Hunt
- Junction of Glebelands & Downlands – Cllr. Esdaile.
- Junction of Glebelands & Spinney North – Cllr. Esdaile.
- Oddstones entrance & in Oddstones – Cllr. Henly.
- Riverside & Harwoods – Riverside Association.
- Moat Lane – Cllr. Kipp.
- Bottom of Nutbourne Rd – Cllr. Lawson.

WSSC had sent a different list of salt bins in addition, but the Deputy Clerk advised that the bins on this list were not known, so would advise WSSC accordingly.

31. **CORRESPONDENCE**

HDC

- Notification of an enforcement notice served on the unauthorised farm office at Pippin Farm, Toat Lane. The notice seeks the cessation and the removal of the temporary farm office and becomes effective on 29.06.21 if an appeal is not lodged before then.
- Notification of appeal lodged for DC/16/2388 – Parsons Field Stables, Pickhurst Lane Pulborough – Removal of condition 2 (change of use of land to caravan site for stationing of up to 3 caravans for occupation by gypsy-traveller family with associated development.....

- Notification that a nomination from The Pulborough Society has been received to list the Oddfellows Arms, Lower St, as an Asset of Community Value.
- Compliance cases received between 14th and 20th June 2021. Copied to Committee.

Public Rights of Way (PROW)

Correspondence regarding PROW in Pulborough. Copied to Committee. *If any Cllrs are aware of any matters that they would like the Local Access Ranger to specifically consider in their inspection, please let the Deputy Clerk know.*

Newsletters/News Releases

- WSCC – ‘Changes to parking arrangements for health and social care workers’.
- WSCC – ‘Let’s SCRAP fly tipping across West Sussex.’

Stane Farm, Stane Street, Codmore Hill

Resident and group correspondence. Copied to Committee.

Wisborough Green Neighbourhood Plan

Notification of consultation and response from Pulborough’s Neighbourhood Plan Steering Group. Copied to Committee.

32. PAYMENTS

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

Wychwood Environmental Ltd	678.42
Mrs E Henly	36.00
HDC	19.95
HDC	49.60

The meeting closed at 8.45pm

.....Chairman

.....Date

Appendix 1

**Recommendations of the Planning & Services Committee meeting held on
Thursday 1st July 2021**

DC/21/0870 – Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne

Erection of single-storey front, side and rear extensions, creation of balcony with associated alterations. **No objection.**

DC/21/0852 – Nutbourne Place Farm Nutbourne Lane Nutbourne Pulborough

Use of existing commercial nursery building for horticultural growing seminars and teaching, local meeting venue, farm/nursery shop and tearoom and catering/cookery courses, as well as staff rest room, sorting, packing and preparation/cooking of produce. **No objection, but Members would like to suggest a condition is added which limits the number of classes in a given period to avoid too many extra vehicles.**

DC/21/0647 – Minto, Stane Street, Codmore Hill

Erection of a two storey rear extension and attached side garage (AMENDED PLANS). **No objection.**

DC/21/0903 – Unit 2, Station Approach, Pulborough

Alterations to ground floor window and door arrangement to front and side elevations of building. **No objection.**

DC/21/0904 – St Marys Church of England School, Link Lane

Installation of a new path and trim trail equipment. **No objection.**

Trees

DC/21/0980 – Little Ridge, 20 Chestnut Walk, Pulborough

Surgery to 1 x Sweet Chestnut. **No objection.**

Appendix 2

Email to Cabinet for Highways

CC: West Sussex County Councillor, Andrew Griffith MP, Police Commissioner, Katy Bourne

A29 Area between Church Hill and Swan Bridge

There are serious concerns regarding the safety to pedestrians and vehicles particularly in this area of the A29. This dangerous situation has been highlighted to WSCC for many years by Pulborough Parish Council as well as residents.

There seems to be an element of 'nothing can be done' about this stretch of road. We have suggested a weight restriction on Swan Bridge would alleviate this problem as the problem lies in the volume of 5 axle and 6 axle lorries using the A29 instead of the wider A24 to connect to the A27. In addition, Swan Bridge has significant damage on the road surface. This has been discussed before but dismissed due to finding another route for the heavier HGVs but surely it is the A24 as it also follows the same pattern of north to south. It has been built for this type of traffic, unlike the A29. It is well known that the majority of the traffic is not local deliveries. Shipping containers and transport containers regularly use the A29 to the detriment of foundations of our buildings and our road surfaces.

Desk top studies are woefully inadequate and yet these are used in planning applications linked to access to A29 and A283. This compounds the problem. e.g. planning applications 'No Objection' by WSCC DC/20/2481 access on to A29, DC/16/1973 parking on A283 near Swan Corner.

This brings me to the West Sussex Transport Plan 2011-2026, which states as follows: -

This Transport Plan (LTP3) is the result of an extensive consultation process with both the public and our strategic partners. It was made very clear through the consultation process that improving the economy of the County whilst maintaining and improving the quality of life were key drivers. From the consultation the following objectives have been drawn up;

- ***promoting economic growth***
- ***tackling climate change***
- ***providing access to services, employment and housing***
- ***improving safety, security and health All of which contribute to our overall objective to improve the quality of life for all those who live, work and visit West Sussex***

WSCC have not adhered to their Transport Plan as clearly there is a safety issue.

During the latter part of 2018, Pulborough Parish Council was informed by WSCC of plans to categorize the A29 as a major road network (MRN). This was in order to apply for Government funding. WSCC would look at conducting a feasibility study to ensure the A29 is safe as a MRN.

The following points were highlighted to WSCC Highways: -

- Any HGV through Pulborough automatically makes it unsafe for pedestrians as there is no by-pass in Pulborough. It was noted that there is one recorded fatality at Swan Corner.
- The pavements are very narrow from Swan Corner up Church Hill and along Pidgeon Gate Bridge.

- The A29 by the Corn Store has a blind corner if a pedestrian is crossing there, you are unable to see traffic turning south.
- The lack of a new pedestrian footbridge across Pidgeon Gate Bridge is an issue, there are S106 funds available for this, but WSCC have not progressed this project.
- The road is very narrow at the top of Church Hill, HGV's often clip their wing mirrors.
- The space around Swan Corner is too tight to turn safely.
- Swan Corner & Church Hill are in a conservation area and there are many old houses in close proximity to the road.
- A weight restriction is needed on the A29, especially on Swan Bridge.
- When there were temporary traffic lights around Pidgeon Gate Bridge, during the works on the Highfield development, there was a notice advising that HGVs should not wait on the bridge, now there are permanent traffic lights, there is no sign, why is this not a safety issue now?

Pulborough Parish Council was not consulted, prior to the decision made by WSCC to change the status of the A29.

Please see the following extract from Love West Sussex which draws the attention to the problem: -

Description on 6 February 2021

Multiple potholes & damage to Church Hill for entirety. Been repaired multiple times but with high traffic volumes & HGVs it deteriorates quickly leaving dangerous situation & damage to vehicles.

Recently, one of the buildings has been damaged on Swan Corner by a large vehicle, probably HGV. It is impossible for a 5 or 6 axle lorry negotiating this tight narrow bend to avoid driving on the other side of the road. There have been multiple issues of the bollard in the middle of the road being damaged as well as buildings clipped by lorries.

Church Hill is scheduled to be resurfaced this month, but this does not solve the safety issue here. As you know, there are signs notifying us of landslides and the fact that the top of Church Hill narrows at the top. This does not prevent large HGVs attempting to drive along this stretch of road. The vibration of these vehicles is causing problems with the foundations of the older properties as well as more landslips which is not helped by the extreme weather conditions we are now experiencing.

This is a conservation area with extremely old buildings some dating back to the 15th Century. These buildings are in serious danger of being damaged by the constant vibration of these heavy vehicles passing so close to them.

In conclusion, we suggest as a matter of urgency

- A width restriction on Church Hill
- A weight restriction on Swan Bridge
- Warning signs further down the A29 stating unsuitable for large HGVs
- Repair the broken drain in the area of Church Hill
- Check pollution levels at Swan Corner, due to the increase of traffic
- No decision to be made on planning applications in this area without visiting and observing the traffic flow. Desktop studies are inadequate

Please find the attached photographs which clearly show the safety issue here.