



# PULBOROUGH PARISH COUNCIL

*Working together for a better future*

PULBOROUGH PARISH COUNCIL  
Swan View, Lower Street  
Pulborough  
West Sussex RH20 2BF  
Telephone: 01798 873532  
Email: clerk@pulboroughparishcouncil.gov.uk

## MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD IN THE ROTHER HALL AT THE VILLAGE HALL ON THURSDAY 7<sup>TH</sup> JULY 2022

**PRESENT:** Cllrs Kipp (Chairman), Davies, Hare, Henly, Kay, and Trembling.

**IN ATTENDANCE:** Mrs H Knight (Clerk).

*The meeting opened at 7.31pm*

### 5. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllrs Hunt (personal commitment), Esdaile (personal commitment), Ellis-Brown (unwell) and Lawson (personal/work commitments).

### 6. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

Cllr Hare declared an interest in agenda item 5, planning application DC/22/2030 as the applicant is known to him.

There were no changes to the Register of Interest made.

### 7. ADJOURNMENT FOR PUBLIC SPEAKING

There were no public speakers

### 8. MINUTES

The Committee **RESOLVED** to approve the Minutes of the Meetings held on 5<sup>th</sup> May and 16<sup>th</sup> June 2022 as a true and accurate record of the proceedings and the Chairman signed the minutes.

#### Clerk's report

There was no Clerk's report.

### 9. PLANNING APPLICATIONS

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

### 10. PLANNING APPLICATIONS DECISIONS

Members received details of planning decisions and enforcements since the last meeting. A brief discussion took place over the Clerk's findings that several planning applications had not been referred to the Parish Council for consultation. The Clerk said that this might be down to whether these were non-material amendments but that it had been noted in the past that occasionally applications bypassed the Council in error. It was **AGREED** that the Clerk would contact HDC to query the situation.

## 11. TRAFFIC REGULATION ORDER REQUEST

Members considered the details circulated from a resident requesting support of an application for a TRO to install double yellow lines at the junction of Rivermead and Lower Street, to address parking / visibility issues. Considerable discussion ensued, with members commenting on the merits of the proposal and potential impact of further displacement of cars, and whether WSCC should undertake a safety study.

It was **RESOLVED** to approve that the Parish Council supports the proposed installation of double yellow lines at the junction of Rivermead with Lower Street, but request that WSCC undertakes an engineering safety study and considers the installation of parking bays.

## 12. SOUTH DOWNS NATIONAL PARK

Members considered the DNP Land Availability Assessment (LAA) Draft Methodology. No comments were made on the consultation, therefore no response would be submitted.

## 13. CORRESPONDENCE

### WSCC

- Email 11.05.22 advising that WSCC/001/22 and WSCC/002/22 (Amendment of condition No. 1/linked planning applications for Wood Barn Farm, Adversane Lane, Broadford Bridge, Billingshurst) would be considered at the next WSCC Planning and Rights of Way Committee on 18.05.22.
- Email 23.05.22, notification that Application No. WSCC/001/22 Wood Barn Farm, Adversane Lane, Broadford Bridge, Billingshurst has been granted planning permission subject to conditions, details at <https://westsussex.planning-register.co.uk/planning/display/WSCC/001/22>
- Email 25.05.22 notification that on 1 April 2022, the County Council adopted the West Sussex Transport Plan 2022-2036 (WSTP). The WSTP updates the County Council's approach to strategic issues and sets out a new vision, objectives and priorities. The WSTP will guide the County Council's approach to the improvement and maintenance of the transport network in West Sussex. The final version of the WSTP is available to view at this link: [West Sussex Transport Plan 2022-2036](#)
- News release 09.05.22: Proactive countywide action on potholes.

### HDC

- Email 27.04.22 advising that information has been published on HDC website detailing variation to parking charges in 22/23 (*forwarded to Cllrs*), further details at: <https://www.horsham.gov.uk/council-democracy-and-elections/consultations>
- Email 03.05.22 notification of planning compliance statistics for April 2022.
- Email 31.05.22 regarding potential opportunities for Local Transport Improvements Schemes to be delivered by WSCC. Cllr Clarke has passed on details of the 3 engineering studies WSCC is considering, looking at feasibility of pedestrian bridges and railway crossings.
- Email 27.04.22 from case officer advising that planning application DC/22/0661 from Stonewater for Allotment Gardens, Stopham Road, Pulborough for the Variation of Condition 1 of previously approved application DC/16/0728, represented a material consideration in proposing 100% affordable housing and would mean no CIL receipts coming from the development.
- Email 07.06.22 notifying publication of the Decision Statement for Steyning Neighbourhood Plan, following conclusion of Examination.
- Notification that an appeal has been lodged against HDC refusal of planning consent regarding DC/21/1264 Wiltshire Farm, Pickhurst Lane, Pulborough RH20 1DA.
- Notification that planning application DC/21/1815 St Crispins Church, Church Place, Pulborough was due to be considered at the Planning Committee on 24.05.22 (*NB: Subsequently it is understood the planning consent was refused*).

**SDNP**

- Email 07.06.22 notification that the public consultation on the Issues & Option version of the Shoreham Cement Works Area Action Plan (AAP) is now open and will run until 02 August 2022. The AAP for Shoreham Cement Works is a mini Local Plan for the site, which follows on from its allocation as a strategic site in the South Downs Local Plan. More information on the AAP and how to respond can be found on the website [Shoreham Cement Works Area Action Plan - South Downs National Park Authority](#).
- Letter 13.06.22 advising of Review of the South Downs Local Plan, detailing three evidence based studies supporting this review which town/parish councils are being asked to input on: Call for Sites, Settlement Facilities Study and Local Green Spaces, comments deadline for all is 30.09.22.

**The Planning Inspectorate**

Appeal Decision by Inspector 21.06.22 Ref APP/Z3825/W/21/3282850 Dyke Farm, West Chilton Road, Pulborough RH20 2EE regarding refused planning application DC/21/0474 for removal of metal store and carport, conversion of barn to form two dwellings and construction of new carport with store– Appeal dismissed.

**CPRE Sussex**

Email 26.04.22 attaching April District Report for Horsham by Dr Roger Smith, available online at [www.cpresussex.org.uk/news/horsham-district-update-april-2022/](http://www.cpresussex.org.uk/news/horsham-district-update-april-2022/)

**WSALC**

Email 08.06.22 with link to Government response to the Levelling Up, Housing and Communities Select Committee report on The Future of the Planning System I England – GOV.UK ([www.gov.uk](http://www.gov.uk))  
<https://www.gov.uk/government/publications/future-of-the-planning-system-in-england-government-response-to-the-select-committee-report>

**Govia Thameslink railway**

E-newsletter 20.05.22 Spring 2022

**West Sussex Rail Users**

Email 12.05.22 WSRU Association – Newsletter No. 3 May 2022

**The Chichester Society**

Email 07.06.22 from Vice Chair of The Chichester Society to Parish Council clerk's regarding Chichester District Council's emerging proposals for the Chichester Bus Station. The Chichester Society want to raise awareness of the possible closure of the bus station and the impact that may have on many parish residents. The Chichester Society hopes that Members might consider writing to the District Council with concerns. Further details on their website at <https://chichestersociety.org.uk/wp-content/uploads/2022/04/Chichester-Transport-Hub-Chichester-Society-Thoughts-FINAL-2022-04-21.pdf>

**Chichester District Council**

Email 10.06.22 = Chichester Local Plan update.

**14. PAYMENTS**

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

	£
Pulborough Social Centre (Village Hall)	£1,553.20
WSCC	£7,358.08
Legal & General	£1,264.65
Viking	£263.24
Burgess & Randall Ltd	£40.44
Lakers Builders Merchant	£69.11

***The meeting closed at 8.12pm***

.....Chairman

.....Date

UNCONFIRMED

**Recommendations of the Planning & Services Committee meeting held on  
Thursday 7<sup>th</sup> July 2022**

**DC/22/0992 – Barn at Wiltshire Farm, Pickhurst Lane, Pulborough, West Sussex**

Variation to condition 5 of previously approved application reference DC/19/0591 (Demolition of an agricultural building and erection of a detached dwelling with associated access and landscaping) to allow for the removal of the agricultural building at pre-slab stage rather than pre-commencement.

**Objection, due to overdevelopment and the Parish Council has concerns that this application is pre-empting the separate application currently at appeal.**

**DC/22/1030 – Mare Hill Lodge, West Mare Lane, Pulborough, West Sussex**

Erection of a front porch and installation of first floor window.

**No objection.**

**DC/22/1168 – Beedings House, Nutbourne Lane, Nutbourne, Pulborough**

Erection of a single storey pool house outbuilding.

**No objection.**

**For noting only:**

**DC/21/2802 – Ebbsworth Cottage, The Street, Nutbourne, Pulborough**

Erection of a two-bed annexe building providing ancillary residential accommodation in place of a previously demolished annexe building.

**NOTE:** This application is for information only, as PPC has already submitted its response: HDC has re-notified this application solely due to receiving the water neutrality statement. There are no changes to the planning application.

**Comment: The Parish Council reaffirmed its original objection of 17.02.22**