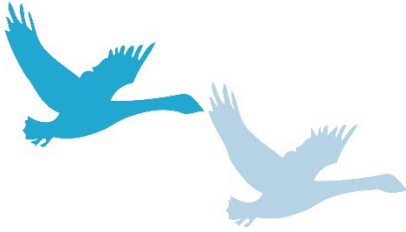


# PULBOROUGH PARISH COUNCIL

*Working together for a better future*



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## **MINUTES OF THE PLANNING AND SERVICES COMMITTEE MEETING HELD IN THE COMMITTEE ROOM AT PULBOROUGH SPORTS PAVILION ON THURSDAY 7<sup>th</sup> MARCH 2024**

**PRESENT:** Cllrs: Esdaile (Chair), Trembling (Vice Chair), Curd, \* Hunt, Riddle  
Marcusson & Martin.

(arrived at 7:35 pm)

**IN ATTENDANCE:** Mrs B Nobbs (Deputy Clerk)

*The meeting opened at 7:30pm*

### **104. APOLOGIES FOR ABSENCE**

Apologies for absence were received and reason approved from Cllr Hands (Personal commitment) and Cllr Lee (Personal Commitment).

### **106. DECLARATIONS OF INTEREST AND CHANGES TO REGISTER OF INTERESTS**

There were no declarations of interest made. There were no changes to the register of interests.

### **107. ADJOURNMENT FOR PUBLIC SPEAKING**

The Chair welcomed Mrs Carol Houston speaking against Planning Application DC/24/0256. The site was originally occupied in 2004 and already has two static caravans on the site which was a temporary arrangement that has unfortunately been overlooked,. Consultation with neighbouring residents has resulted in objections particularly due to concerns about preserving the rural character of the area and its proximity to two listed buildings. There are also concerns regarding overdevelopment.

The meeting adjourned 7.31. reconvene 7.41

### **108. MINUTES**

The Committee **RESOLVED** to agree and approve the Minutes of the Meeting held on 1st February 2024 and 15<sup>th</sup> February 2024 as a true and accurate record of the proceedings and the Chair signed them.

**109. PLANNING APPLICATIONS**

The Committee considered the planning applications, attached to these Minutes as Appendix 1 and **RESOLVED** that its representations be forwarded to Horsham District Council.

**110. PLANNING APPLICATION DECISIONS**

The Deputy Clerk guided Members in planning decisions & enforcement received.

**111. PRESENTATION ON THE POTENTIAL DEVELOPMENT OF THE TOAT CAFÉ SITE**

Members received a presentation from Andrew Aldridge the Developer of the Toat Café site, for noting only.

The Chair welcomed the developer of the Toat Cafe site Mr Andrew Aldridge gave a brief history of the Tote Hill site.

The Architect Michael Conoley gave a full description of who they are; they reported that they work for the owners, and they have a plan. The contamination on site has now been dealt with and is being removed over the next few weeks.

The companies interested in moving to the site include; Marks & Spencer, A Lexus garage a building for Paddle Ball Courts as well as a small industrial space. they have a traffic consultant who believes this can be calmed with traffic lights and roundabouts etc.

When the plans are put into place there will be consideration for water neutrality for the site using green for sustainability, and limiting lighting as in a dark sky area so it will be downward facing. On the water neutrality issue, they are looking at reduced usage as we already have a car wash there.

There will be no housing involved in this development.

If they can get the water neutrality issue is being looked at before a planning application is submitted.

**112. ADDED ITEM - LICENSING APPLICATION – MACKLINS@THE RIVERSIDE**

To consider a Licensing application submitted to HDC including Hours of opening, sale of alcohol, and live and recorded Music:

Sale by retail of alcohol for consumption on and off the premises

Monday to Sunday 12:00hrs to 23:00hrs

Live Music - Monday to Sunday 12:00hrs to 23:00hrs

Recorded Music - Monday to Sunday 07:00hrs to 23:00hrs

Premises open to the public Monday to Sunday 07:00hrs to 23:00hrs

Conditions include strict age verification for those appearing under 25, utilizing electronic age verification, and handheld metal scanning devices, especially during events. Regular litter patrols are conducted to safeguard the nearby nature reserve. A designated outdoor smoking area is established to minimize noise disturbance, along with adequate cigarette disposal units. Parking facilities must be provided to accommodate the number of attendees, including consideration for aquatic sports activities that take place in the summer from Swan Bridge. A thorough comprehensive fire safety assessment is conducted to determine the maximum venue capacity and identify emergency exit points, including the

installation of an outside fire escape for the upper floor. Restriction to on-license only, with no off-license permitted due to safety concerns related to traffic congestion at the roundabout to mitigate traffic concerns. Creative licensing conditions are adopted, recognizing their significance in ensuring compliance. Connections with relevant authorities are acknowledged. Water usage concerns are also addressed, recognizing the increased demand with the change in venue.

Members RESOLVED to agree to accept but, with the above conditions.

### 113. PAYMENTS

South-Coast Skate Club	£450.00
Pulborough Social Centre	£39.55
Pulborough Social Centre	£56.50
SR Roofing & Building Limited	£780.00
HDC	£409.50
WSCC	£10,274.85
Kompan	£5,263.56

***The meeting closed at 8.46 pm***

.....Chair

.....Date

## Appendix 1

### Recommendations of the Planning & Services Committee meeting held on Thursday 7<sup>th</sup> March 2024

#### PLANNING APPLICATIONS

The Committee will considered the following planning applications:

#### **DC/24/0256- Parsons Field Stables Pickhurst Lane Pulborough West Sussex**

Change of Use of land for the stationing of 2 static caravans for residential purposes and the erection of a stable building for private use together with the formation of hardstanding and associated landscaping.

#### **PPC Comments**

Originally established in 2004, this site boasts a rich lineage of ownership changes. Despite numerous attempts, planning applications have been consistently denied. Presently, the site hosts two static caravans, and consultations with neighbours have led to objections. It's important to note the district's need for gypsy/traveller sites, as per the National Planning Policy Framework (NPPF), which is currently under review.

However, the site's location presents challenges. Situated in a rural setting, it lies two miles from the heart of Pulborough and close to two listed buildings. The addition of more static caravans risks altering the area's rustic ambiance. Moreover, the current road infrastructure is inadequate to accommodate the traffic that would be generated by two additional three-bedroom caravans, along with other vehicles.

In light of these factors, further development on the site is deemed inappropriate. Overdevelopment concerns, adverse impacts on the landscape, and the unsuitability of such expansion in a rural environment all contribute to the opposition against its development.

