



PULBOROUGH PARISH COUNCIL

Working together for a better future

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MINUTES OF PLANNING AND SERVICES COMMITTEE EXTRAORDINARY MEETING HELD IN THE ROTHER HALL AT THE VILLAGE HALL ON THURSDAY 9TH DECEMBER 2021

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

IN ATTENDANCE: Mrs H Knight (Clerk)

The meeting opened at 7.31pm

90. APOLOGIES FOR ABSENCE

There were no apologies for absence.

91. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

There were no declarations of interest.

There were no changes to the Register of Interests.

92. ADJOURNMENT FOR PUBLIC SPEAKING

There were no public speakers present.

93. PLANNING APPLICATIONS

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

94. RIVER ARUN INTERNAL DRAINAGE DIVISION / INLAND DRAINAGE BOARD

Members considered the previously circulated River Arun Internal Drainage Division/IDB proposed maintenance programme for 2022/23. This had been received from the Environment Agency with the opportunity to comment on the draft programme by 31st December 2021.

Having reviewed the proposals, Members had no formal comments to submit from the Parish Council.

95. PAYMENTS

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

	£
Travis Perkins	£4.26
Kompan Ltd	£16,528.86
Pulborough Social Cte	£95.40
Amazon	£21.98
Amazon	£59.96
Amazon	£32.97
Amazon	£23.96
Amazon	£50.97
HDC	£39.90
HDC	£62.00

The meeting closed at 8.19pm

.....Chairman

.....Date

Appendix 1

**Recommendations of the Planning & Services Committee meeting held on
Thursday 9th December 2021**

DC/21/1815 – St Crispins Church, Church Place, Pulborough

Demolition of existing church buildings and erection of No. 7 dwellings with associated access, parking and landscaping. **AMENDED PLAN**

Objection, and the Council requests that this is taken to HDC Committee, for the following reasons:

- **Access on to the A29 is very dangerous due to poor visibility in both directions and the volume/speed of oncoming traffic; The Council questions the validity of the traffic survey, which was undertaken during the pandemic when traffic volumes were low;**
- **Church Place is narrow, and additionally has vehicles parked along one side of the road due to lack of parking in the area;**
- **There will be increased traffic resulting from the already approved planning application for the new dementia unit at the Anchorage Care Home;**
- **The site is in a conservation area, with historic buildings situated nearby;**
- **It is believed that the gas pipe serving the area has not been sited deep enough into the road;**
- **There are flooding and sewerage capacity problems in the area;**
- **The application constitutes overdevelopment in a conservation area and is out of keeping with the character of the area;**
- **This site is not allocated for development in Pulborough Neighbourhood Plan, which carries significant planning consideration weight having passed independent examination: Pulborough Neighbourhood Plan in fact excludes any development within a conservation area.**

DC/21/2321 – Land at New Place Farm, Pulborough

Outline application for the demolition of existing structures and the redevelopment of the New Place Farm nursery site with a residential development scheme of approximately 170 dwellings, a countryside park and associated infrastructure with all matters reserved except access.

No objection: The Council is supportive of the development because it is within Pulborough Neighbourhood Plan, which carries considerable weight having passed independent examination, and there are key clauses within Pulborough Neighbourhood Plan Policy 2 that should be adhered to.

DC/21/2568 – Gables, Nutbourne Lane, North Heath, Pulborough

Creation of roof dormers to the north and east facing elevations.

No objection.

Trees

DC/21/2564 – 28 Lower Street, Pulborough

Fell x 1 cherry (works to trees in conversation area).

No objection.

DC/21/2566 – 28 Lower Street, Pulborough

Fell x 1 curly willow (work to trees in conservation area)

Objection: The Council feels there is insufficient information to justify the felling of this tree.