



PULBOROUGH PARISH COUNCIL

Working together for a better future

PULBOROUGH PARISH COUNCIL
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MINUTES OF PLANNING AND SERVICES COMMITTEE MEETING HELD IN THE ROTHER HALL AT THE VILLAGE HALL ON THURSDAY 1ST SEPTEMBER 2022

PRESENT: Cllrs Kipp (Chairman), Ellis-Brown, Esdaile (from Minute 33.), Hare, Henly, Hunt, Kay, Lawson and Trembling.

IN ATTENDANCE: Mrs H Knight (Clerk) and N Wiltshire (Deputy Clerk)
1 member of the public

The meeting opened at 7.30pm

31. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr Davies (personal).

32. DECLARATIONS OF INTEREST & CHANGES TO REGISTER OF INTERESTS

There were no Declarations of Interest.

There were no changes to the Register of Interests.

33. ADJOURNMENT FOR PUBLIC SPEAKING

The Chairman welcomed a resident to speak regarding agenda item 5, Planning Applications - DC/22/1428 - Demolition of existing church buildings and erection of No.6 dwellings with associated access, parking, and landscaping. | St Crispins Church Church Place Pulborough West Sussex RH20 1AF.

Meeting adjourned: 7:32pm

Meeting reconvened: 7:40pm

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

34. MINUTES

The Committee **RESOLVED** to approve the Minutes of the Meeting held on 4th August 2022 as a true and accurate record of the proceedings and the Chairman signed the minutes.

Clerk's report

Min. 154, 05.05.22 – Defibrillator Grant for Councils

As has been illustrated by experience with the defibrillator at the Medical Centre, defibrillators need to be properly maintained for them to be effective. The Clerk has noted

that the Committee did not discuss future maintenance costs nor how the grant shortfall (if awarded) will be met as this project is not currently budgeted for. Further consideration is needed of the options available. These being to defer the matter and allocate within the new budget, for purchase in the 2023-24 financial year, or to fund from 2022-23 earmarked reserves, such as the Community Benefit fund EMR. How future maintenance costs would be funded also needs to be considered. Investigation has revealed that a company in Horsham offers a range of reconditioned Automated External Defibrillators (AEDs) from £400-£500 and the British Heart Foundation, like London Hearts, also offers part-funded defibrillators subject to eligibility conditions (new defibrillators cost around £1200 plus).

Min. 10, 07.07.22 – Planning Application Decisions

The recent omissions from planning application consultations have been queried with HDC. Planning Applications DC/22/0784 and DC/22/1156 are Prior Approval larger home extension applications and DC/22/0463, DC/22/0959 and DC/22/0993 are non-material amendments. As standard practice when processing these particular application types sending out notifications, even to Parishes, is not a requirement which is why a consultation was not received.

Min. 29, 04.08.22 – Govia Thameslink Railway (GTR)

Email 26.07.22 with details of GTR's first Community Rail Conference, taking place Tuesday 4th October 2022 at The Jurys Inn, Brighton. They will be showcasing the work of community rail partners across the GTR network, discussing topics they hope will be of interest, sharing best practice. Full agenda with timings and speakers will be shared in a few weeks' time. The conference is by invitation only and limited capacity, therefore they request that Station Partners nominate only one representative, with spaces allocated on a first come first served basis.

In the absence of any other Members being available the Chairman will consider whether she is able to represent the Council.

Min. 29, 04.08.22 – Daisy Communications

Further to email 22.07.22 regarding Upcoming strike action by the Communication Workers Union another email dated 19.08.22 detailed further strike action on 30 and 31 August.

35. PLANNING APPLICATIONS

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

36. PLANNING APPLICATIONS DECISIONS

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

37. SALT BIN AUDIT

Following an audit of salt bins sited within the Parish, it was noted that there was a salt bin previously sited in Broomers Hill Lane, but this had been removed following damage sustained by vehicles collisions. A discussion took place regarding locating a Salt bin in the lane, preferably near to the summit of the hill. It was **RESOLVED** to investigate a suitable location, such as land belonging to WSCC Highways or alternatively a site that might need landowner permission. It was **AGREED** that Cllrs Hare and Hunt would liaise with resident groups/contacts and the Deputy Clerk for suggestions and the Deputy Clerk would contact WSCC.

38. SOUTH DOWNS NATIONAL PARK

It was **NOTED** that the SDNPA has launched two Calls for Sites and Local Green Space nominations.

39. CORRESPONDENCE

WSCC

- News Release – ‘Contractor redeploys staff to other highway tasks as grass growth slows in heatwave’. *(Copied to Committee)*
- News Release – ‘September events at West Sussex Libraries and West Sussex Record Office’. *(Copied to Committee)*

HDC

- Compliance Cases 01.08.22–07.08.22. *(Copied to Committee)*
- Compliance Cases 08.08.22–14.08.22. *(Copied to Committee)*
- Compliance Cases 15.08.22–21.08.22. *(Copied to Committee)*
- Monthly Planning Compliance Team Statistics for July 2022. *(Copied to Committee)*
- Email 26.08.22 regarding Voluntary Sector Support. *(Copied to Committee)*

SDNPA

Email 26.08.22 from Development Manager regarding the removal of Pre-Application Enquiries from their website. *(Copied to Committee)*

Email 30.08.22 from Committee Officer regarding SDNPA Planning Committee meeting to be held on Thursday, 8th September 2022. *(Copied to Committee)*

Govia Thameslink railway

Email 26.07.22 with details of GTR’s first Community Rail Conference, taking place Tuesday 4th October 2022 at The Jurys Inn, Brighton. They will be showcasing the work of community rail partners across the GTR network, discussing topics they hope will be of interest, sharing best practice. Full agenda with timings and speakers will be shared in a few weeks’ time. The conference is by invitation only and limited capacity, therefore they request that Station Partners nominate only one representative, with spaces allocated on a first come first served basis.

Would a Committee member like to attend? N.B. Cllr Esdaile is PPC Station Partner rep.

- Email 09.08.22 with details of GTR’s Changes to train services from 4th September 2022. It is important that passengers check their journeys at www.nationalrail.co.uk for journeys on or after Sunday 4th September 2022. *(Copied to Committee)*

Daisy Communications

Further to email 22.07.22 regarding upcoming strike action by the Communication Workers Union another email dated 19.08.22 detailed further strike action on 30 and 31 August 2022. *(Copied to Committee)*

UK Power Networks

Email 15.08.22 regarding Our Statement of Services, as required by the energy regulator.

NALC

Chief Executive’s Bulletin discussing effective use of the Sustainable Communities Act regarding neighbourhood planning. *(Copied to Committee)*

40. PAYMENTS

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

	£(ex VAT)
Lakers Builders Merchant	£15.50
Lakers Builders Merchant	£74.35
Business Stream	£625.02
Business Stream	£1,195.37
Business Stream	£352.77
Viking	£103.97
Laser (Kent County Council)	£49.39
Laser (Kent County Council)	£208.67
Fire Risk UK Ltd	£105.00
Local Fuels	£723.49
Travis Perkins	£1.19
Travis Perkins	£27.82
Shredder Waste Paper	£36.50
KCS (Kent County Council)	£144.79
Daisy Communications	£22.38
NatWest Bank	£2.10

The meeting closed at 8.22pm

.....Chairman

.....Date

Appendix 1

Recommendations of the Planning & Services Committee meeting held on Thursday 1st September 2022

DC/22/1428 - St Crispins Church Church Place Pulborough West Sussex RH20 1AF

Demolition of existing church buildings and erection of No.6 dwellings with associated access, parking, and landscaping.

Objection. The Parish Council reaffirmed its original objection of 16.09.22, as follows:

- This constitutes overdevelopment in a conservation area and is out of keeping with the character of the area.
- The site is not included in the Pulborough Neighbourhood Plan, which is at an advanced stage, and which identifies this area as an open space/local green space.
- Access issues - There are concerns about extra traffic as Church Place is essentially a single-track road with few safe passing places; Safe egress and ingress to/from the A29 is of concern due to poor visibility in both directions, volume of traffic including HGVs and speed of traffic.
- The January ecological survey was conducted at an inappropriate time – assessment of newt activity should take place in June.

The entire site is within a Conservation Area and appropriate sensitivity has not been demonstrated in this and the previous Planning Application. In addition, concerns were expressed regarding Southern Water's comments regarding the presence of a mains sewer running through the site. Mention was made of the number of vehicles that would potentially be at the site. Coupled the poor visibility joining or leaving the A29 and concerns about safety were amplified regarding access and egress as recently an accident had occurred, which had been registered by Sussex Police. Concern was expressed regarding disturbance to the bat colony at the site and where this would relocate.

In addition, the Committee agrees with the grounds for refusal given by HDC previously, being:

1. Notwithstanding information submitted, the application has not satisfactorily demonstrated with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

2. The appearance and layout of the development, with particularly reference to plots 6 & 7, is considered overdevelopment and would detrimentally affect the character and appearance of the surrounding area contrary to policies 32, 33 & 34 of the Horsham District Planning Framework (2015).

Members request that this application be put to HDC Planning Committee for a decision.

DC/22/1429 - Land at Grid Reference 506411 119161 Broomers Hill Lane Pulborough West Sussex

Variation of Condition 1 of previously approved application DC/21/1631 (Construction of an irrigation storage reservoir using existing soil through "cut and fill") to allow for an amendment to the material proposed for the lining of the reservoir.

No comment.

DC/22/0970 - Mulsey Farmhouse Stane Street North Heath Pulborough West Sussex RH20 1DJ

Erection of an outdoor sandschool.

No objection.

DC/22/1536 - North Heath Farm Gay Street Lane North Heath Pulborough West Sussex RH20 2HW

Demolition of existing conservatory and erection of a single storey side extension with accommodation within the roof space (Householder Application).

Objection. Overbearing and unsympathetic to the original design of the Grade 2 Listed building.

DC/22/1558 - North Heath Farm Gay Street Lane North Heath Pulborough West Sussex RH20 2HW

Demolition of existing conservatory and erection of a single storey side extension with accommodation within the roof space (Listed Building Consent).

Objection. Overbearing and unsympathetic to the original design of the Grade 2 Listed building.

DC/22/1507 - 17 Link Lane Pulborough West Sussex RH20 2AN

Erection of a single storey front extension to garage. Erection of a two-storey side extension, single storey front and rear extensions with associated alterations and amendments to access.

Objection as an overdevelopment of the site. Members request that this application be put to HDC Planning Committee for a decision.

Trees

DC/22/1575 - Land To The South of Coppice Hanger (To Be Known As Brooks Hill) Church Hill Pulborough RH20 1AB

Surgery to overhanging mixed hedge. (Works to trees in a Conservation Area)

No objection.