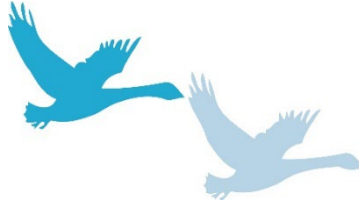


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PULBOROUGH PARISH COUNCIL

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 7th November 2024

PRESENT: Cllrs Trembling (Chair), Cllr Esdaile* (Vice Chair), Capelin, Curd, Hunt, Riddle, Marcusson, also present Cllr Ellis-Brown.

(*Cllr Esdaile arrived 7:34)

(*Cllr Hunt arrived 7:34)

IN ATTENDANCE: Mrs B Nobbs (Deputy Clerk)

The meeting opened at 19:30 pm

41. APOLOGIES FOR ABSENCE

Apologies for absence were received and reason approved from Cllr Martin (personal commitment)

42. 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.

43. ADJOURNMENT FOR PUBLIC SPEAKING

The Committee welcomed Cllr Ellis-Brown speaking on application DC/24/1573.

This application is not consistent with the following policies - 23, 25, 32 and 33 of the HDC Planning Framework 2015. The proposed development does not support Policy 40 'Sustainable Transport', in particular points 2, 5 and 6 which are deemed relevant to this application.

44. SOUTH DOWNS NATIONAL PARK – PLANNING CONTRACT EXPIRY

Members noted an update from the Deputy Clerk the Parish will still receive details of all relevant planning applications within the SDNPA that are within our area. The SDNPA offered to meet members to discuss the new arrangement, and a meeting will be set up within the next two weeks.

44. MINUTES

The Committee **RESOLVED** to agree and approve the Minutes of the Meeting held on 3rd October 2024 as a true and accurate record of the proceedings and the Chair signed them at the end of the meeting.

45. 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.

46. PLANNING APPLICATIONS DECISIONS

The Committee **NOTED** the planning application decisions and compliance issues since the last meeting Cllr Trembling went through the decisions with members.

47. PAYMENTS

WSCC	£11,625.55
SCS Waste	£942.00
Viking	£194.37
South Coast Skate Club	£450.00
Travis Perkins	£14.25
Burgess & Randall	£17.99
Pulborough Social Centre	£170.00

The meeting closed at 20.13pm

..... Chair

.....Date

**Recommendations of the Planning & Services Committee meeting held on
7th November 2024**

DC/24/1047- Pulborough Stud Blackgate Lane Pulborough West Sussex

Extension of an existing equestrian exercise arena

PPC Comments – No Objection

DC/24/1453 & DC/24/1454 – Random Cottage, Gay street, Pulborough, West Sussex

Demolition of the glazed roof open link structure. Erection of a single storey link extension and a first floor roof extension with new dormer window. Rebuild and extend existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. Widening of the existing driveway and entrance. (Householder Application & Listed building Consent)

PPC Comments: The Committee recommended that the erection of the single storey link extension elevations are glass/glazed - No Objection

DC/24/1506 – Nutbourne Place farm, Nutbourne Lane, Nutbourne, West Sussex

Replacement of existing nursery building (with planning approval for conversion to a dwelling and staff restroom) with an energy efficient dwelling and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements.

PPC Comments: No Objection

DC/24/1528 - Stane Farm Stane Street Codmore Hill Pulborough

Erection of 2 no. buildings to provide 10 no. storage units in place of existing storage containers on western boundary.

PPC Comments - No Objection

DC/24/0552 – Ebbsworth Cottage The Street, Nutbourne, West Sussex

Creation of car parking and driveway and facing existing concrete retaining walls with stone to match the front garden wall, extension of existing garden wall.

PPC Comments: Objection – as previously stated the objection is rooted in the size of the concrete close to house and the size of the parking and amenity. The concrete base extends up to the walls, creating a visually prominent feature that dominates the property/landscape. This use of concrete, especially in front of the walls, is not in harmony with the surrounding properties, where gravel and open parking are more prevalent. Additionally, there are concerns about flooding on to the main road, given the impermeable nature of concrete surfaces. The expansive use of concrete not only exacerbates these flooding concerns but also monopolises a sizeable portion of the driveway space. Opting for a more traditional gravel surface would not only address the water seepage worries but also blend better with the neighbourhood aesthetics. In a previous application, the Inspector noted at appeal the following in section 14 - Paragraph 205 of the Framework advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Consistent with that approach, paragraph 206 says that any harm to, or loss of, the significance of a designated heritage asset, including from its alteration, should require clear and convincing justification.

The Planning application is unchanged from the previous application which was refused DC/23/0339 which also went to appeal. The footprint Has not changed, no benefit for off road parking the benefits do not outweigh the harm to the heritage asset – Strong Objection

CA/24/0034 – Pulborough Recreation Ground, Rectory Close, Pulborough

Surgey to 1x Lime (Works to Trees in a Conservation Area)

PPC Comments: We are unable to comment as parish land please refer to your Tree Warden

CA/24/0035 – Westminster House, Flat 2 Station Road Pulborough

Fell 1x Goat Willow (Works to Trees in a Conservation Area)

PPC Comments: Objection - On the grounds that the application details on your website. The applicant has ticked no to the TPO question when the application from HDC states development type is TPO.

DC/24/1346 – Mead House Tudor Close Pulborough West Sussex

Erection of a single storey side and rear extension

PPC Comments: No objection

DC/24/1573 – Staalcot Farm, Stall House Lane, North Heath, Pulborough

Use of land for the stationing of 4no. static caravans for residential purposes, together with the formation of hardstanding and associated landscaping and the construction of associated utility buildings.

PPC Comments: The committee strongly objects to this application. This application is identical to DC/23/2098 in every aspect except water neutrality. There has been no water quality assessment since 1937. Water quality assessment should be conducted before planning permission is granted. Water neutrality statement/calculation as per Part G of the Building Regulations is not accurate. The proposed borehole is within 50 metres of a septic tank (Laural Cottage), which is not permissible. It is also too close to the proposed Caravans. The application is also proposing four cess pits which need to be 50 metres from the borehole which is not achievable on the proposed site. There is also concern over the following policies:

- Policy 26 Countryside Protection – Outside the built-up area boundaries the rural character of the countryside will be protected against inappropriate development.
- Policy 32 Quality of New Development – The development should complement locally distinctive characters and heritage – This application is directly opposite a historic listed building.
- Policy 33 Development Principles – Development will be required to ensure a design that avoids unacceptable harm to the occupiers/users of nearby property and land. This clearly fails as it is directly opposite an historic listed building.
- Policy 34 Cultural and Heritage Assets – Development should retain and improve the setting of heritage assets including views, public rights of way, trees and landscape features, including historic public realm features”. This is adjacent to a public footpath that is within the development. As per the previous report from the heritage officer.

There has been no traffic assessment undertaken yet especially when vehicle movements along this very narrow country lane could increase dramatically. These vehicle movements would cross two public footpaths and with no designated areas for walkers, horse riders, cyclists or vehicles. Therefore, the application fails policy 40 of Horsham Planning Policy Framework on points 4, 5 and 6 of the policy:

4. Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions

5. Is located in areas where there are or will be a choice in the modes of transport available.

6. Minimises the distance people need to travel and minimises the conflict between traffic, cyclists, and pedestrians.

DC/24/1650 – Oak Ridge, Rectory Lane, Pulborough, West Sussex

Surgery to 2x Pine, 1x Walnut, 1x Chestnut and 1x Oak.

PPC Comments: no objection.

DC/24/1572 – Shepherds Thatch, Nutbourne Lane, Nutbourne, West Sussex

Erection of a close boarded boundary fence on western length of the southern border of the property.

PPC Comments: No objection.