



PULBOROUGH PARISH COUNCIL

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MINUTES OF THE PLANNING & SERVICES COMMITTEE MEETING
19th MARCH 2015 AT THE VILLAGE HALL

PRESENT: Cllrs Tilbrook (Chairman), Clarke, Esdaile, Lawson, Mortimer, & Qusted. Cllrs E Wallace & J Wallace joined the meeting at 7.16pm.

IN ATTENDANCE: Sarah Norman (Clerk)

The meeting opened at 7.00pm

172. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Kipp.

173. DECLARATIONS OF INTEREST

There were no Declarations of Interest

174. ADJOURNMENT FOR PUBLIC SPEAKING

There were no public speakers.

175. DC/13/0764 BARTRAM HOUSE, STATION ROAD, PULBOROUGH

Members noted the lodging of an Appeal, which was copied to the committee, against HDC's refusal of Planning Consent for Outline permission for the erection of 1 No 4-bedroom detached house, 2 No 3-bedroom and 6 No 2-bedroom terraced houses, each with a garage and/or parking space.

Members noted that the Appeal is to be dealt with by way of written representations and Pulborough Parish Council have submitted comments, (see minutes of meetings 18th September 2014, 7th August 2014, 1st May 2014, 7th November 2013 & 16th May 2013) which will be referred to the Inspector.

It was noted that the Parish Council can change or elaborate on comments already submitted.

Cllr Tilbrook reported that there had been concern in the past about the lack of preparation by HDC Officers for Appeal representation and suggested that it would be prudent to reiterate the concerns with this site, which were noted as follows :-

- i) The northwest of the site is located on a steep bank that slopes down to Lyntons. Residents of Lyntons have made representations to the Committee that soil slippage already occurs on this bank and any development above, would exacerbate the situation. The residents of Lyntons were also concerned about invasion of privacy.
- ii) Bartram House itself has natural springs flowing underneath it and historic maps show a well half way up the lane. There is subsidence in

the area and a property to the west of the site has in the past been successfully underpinned. It is therefore suggested that Bartram House is underpinned to stabilise the area and that this work is carried out prior to any development higher up.

- iii) The safety of the access onto the A283 is of great concern regarding the safety of pedestrians as there is no footway on the northern side of the A283 between the site and the railway station. There is also concern about the ability to provide adequate splays as a brick pillar at the exit is not owned by the applicant and therefore cannot be altered at the present time.
- iv) Members restated that whilst some development at the site could be possible, the current applications are considered an overdevelopment. Also, the issues regarding vehicle/pedestrian safety and ground stability must be addressed before any development could be approved.

RESOLVED: The Clerk should write to the Inspector, refer to all previous comments made and highlight points as listed above. It was also AGREED that Cllr Tilbrook should draft a briefing note about the geology of the site to inform the Inspector.

176. DC/14/0683 LAND NORTH OF HIGHFIELD, STANE ST, PULBOROUGH

Members noted the conditions as detailed in the decision notices from HDC for DC/14/0683 & DC/11/0952 together with an update from HDC on the status of the conditions.

It was noted that there was currently no activity at the site.

Members also noted that the permission expires in August 2016.

Members all agreed that a close eye needs to be kept on the conditions for the permission to ensure that all are met and to learn from mistakes made at the Oddstones development.

The Clerk was instructed to write to HDC and :-

- a. Request a copy of the plans relating to clause 26 (utilities) as soon as they become available
- b. Advise that, due to the time taken to begin the development, the trees on the bank to the west of the A29 continues to deteriorate badly and many trees are being lost due to land slippage and ask request that the trees lost between permission being granted and development commencing are considered alongside clause 5.

The Clerk was also instructed to diary a bi-monthly check with HDC regarding the status of all conditions relating to the site.

177. PLANNING APPLICATIONS

The Committee considered the planning applications, attached to these Minutes as Appendix 1.

The meeting closed at 7.36pm

.....Chairman

.....Date

**Recommendations of the Planning & Services Committee meeting held on
Thursday, 19th March 2015**

DC/14/2725 - Star Farm, Gay Street Lane, North Heath

Replacement garage/garden store with hobbies room over (Renewal of Consent DC/12/0096)

No objection

Members did note that this was the third renewal permission granted and enquired whether there was a limit to the number of times a permission can be renewed.

DC/15/0389 - 76 Lower Street, Pulborough

Construction of single storey extension, demolish of a single storey and internal alterations

No Objection

DC/15/0391 - 76 Lower Street, Pulborough

Construction of single storey extension, demolish of a single storey and internal alterations (Listed Building Consent)

No Objection

Members did note the use of timber in the construction and would suggest that stone would be more in keeping with the Conservation Area.

DC/15/0392 - 76 Lower Street, Pulborough

Change of use of a redundant barn to a single dwelling (Listed Building Consent)

No Objection

DC/15/0393 - 76 Lower Street, Pulborough

Change of use of a redundant barn to a single dwelling.

No Objection

DC/5/0383 - Glebe Farm, Gay Street Lane, North Heath

Roof alteration to rear to remove dormer and create gable.

No Objection

DC/15/0324 - Rock Cottage, Mare Hill Road Pulborough

1.5 storey rear extension

No Objection

DC/15/0447 - 26 Stane Street Close, Pulborough

Single storey rear extension

Members deferred discussion on this application until the meeting on 2nd April 2015 as the plans had not been issued by HDC prior to the meeting.