

PULBOROUGH PARISH COUNCIL

A meeting of the Planning & Services Committee was held at the Village Hall (Pulborough Social Centre) on Thursday 3 June 2004 at 7.30 pm.

Present: Mrs N Hompstead (Chairman) Mrs C Barnett
Mrs J Botting Mr D Boulton
Mr N Bransden

In attendance: Mr A Frost, HDC Deputy Head of Development Control
Mr M Longridge

1 APOLOGIES FOR ABSENCE

Mrs H Grey Mr M Foster
The Chairman noted that Mr Lee was absent.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 GENERAL PLANNING MATTERS

ACTION

Mrs Hompstead thanked Mr Frost for attending to clarify a number of general planning matters of interest to Members. She circulated copies of notes she had made at a recent training session.

Mr Frost outlined the position in relation to the following topics raised by the Committee:

- Permitted Development Rights
Mr Frost said that the District Council had no control over extensions, garages and terraces within prescribed limits. The District Council discouraged flat dormer windows but the law permitted these. Farmers could erect buildings necessary for agricultural purposes subject to a determination procedure. Barn conversions were subject to different policies because the conversion of a suitable barn helped to meet housing targets. The District Council was happy to advise on the need for planning permission for any proposed development.
- Garages
Mr Frost said that garages in the countryside were required to reflect the scale and character of the house. A detached garage within 5 metres of the house was regarded as an extension of the house. The County Council was trying to ensure that new garages were wider to accommodate modern cars.
- Infill
Mr Frost said that infilling in the countryside was defined as filling small gaps between small groups of houses. He said that the policy position in respect of the Local Gap might change.

Clerk

In response to a number questions, Mr Frost made the following points:

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- retrospective applications were considered on their own merits; corrective action could be required.
- on flooding, the District Council was obliged to consult the Environment Agency, Southern Water and Highways about planning applications but not to take their advice.
- the Parish Council should receive a letter of explanation where a decision was taken contrary to the Council's views.

ACTION

Mr Frost undertook to check and report back the reasons for including Storrington in the Section 106 Agreement for the Tesco development. He said that the consultation process for the Local Development Framework would extend for six weeks from 11 June. Mrs Hompstead thanked Mr Frost for attending the meeting and Mr Frost left at 8.45 pm.

4 MINUTES

The minutes of the meeting held on 29 April 2004 were agreed and signed as a correct record.

4.1 Matters Arising

Mrs Botting thanked Mrs Hompstead for her hard work in drafting responses to the Regional Minerals and Transport Strategies and the WSCC Strategic Plan for Transport. Members congratulated Mrs Hompstead on the thoroughness and quality of the responses.

(i) Regional Minerals Strategy

Members noted the Parish Council's response to the Government Office for the South East.

(ii) Regional Transport Strategy

Members noted the Parish Council's response to the Government Office for the South East.

(iii) WSCC Strategic Plan for Transport

Members noted the Parish Council's response to West Sussex County Council.

(iv) Regional Waste Management Strategy

Mr Bransden apologised and said that he had been unable to comment on the Strategy due to pressure of work.

(v) DC/04/0048 The Corner House, Stane Street

Members noted a letter in response to the Committee's objections but saw no reason to change their views on the application.

(vi) Nutbourne Conservation & History Group

Members received photographs of the damaged verges and walls adjacent to The Old Manor and Short's Farm, Nutbourne. It was reported that a meeting with Highways had been held on site. Highways were prepared to widen the road and to permit buttresses to support the wall provided that the Parish Council and the owner of Short's Farm raised no objection. Members agreed that the Parish Council should support the widening of the road and the erection of buttresses provided there was no cost to the Parish Council.

Clerk

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- (vii) **Brooks Way/Swan View Parking Situation** **ACTION**
It was reported that the Traffic Engineer had measured the existing yellow lines on the east of Brooks Way subsequent to the meeting with the Fire Brigade. He was prepared to extend the lines by 20 feet opposite the entrance to the car park.
- (viii) **Appeal Hearing PL/50/03 and PL/52/03** **JB**
Mrs Botting said that she would attend the Hearing at 10.00 am on Wednesday 16 June at Horsham District Council. She received the planning applications and correspondence.
- 5 LOCAL DEVELOPMENT FRAMEWORK TO 2016** **Clerk**
It was agreed to defer consideration of the Preliminary Consultation: Issues and Options Draft Document to the Committee's meeting on 1 July. Mrs Hompstead asked Members to come to the meeting with comments and suggestions. **Members**
- 6 URBAN HOUSING POTENTIAL** **Clerk**
It was also agreed to defer consideration of this Consultation Paper to the Committee's meeting on 1 July. Mrs Hompstead asked Members to come to the meeting with comments and suggestions on this paper too. **Members**
- 7 HANGING BASKET WATERER**
Mrs Botting said that Mayfield Nursery had agreed with Danny Flynn that the hanging baskets should be erected the following week. It was agreed that the first basket on the opposite side of the road from Barclays Bank should be removed to Rivermead bus shelter. Mrs Hompstead proposed that the waterer should be offered to Southwater Parish Council and that they should be invited to suggest a price. Mrs Botting seconded and the proposal was agreed unanimously.
- 8 PLANNING APPLICATIONS**
- PL/78/03 (amended) Land adjoining Wilhaven, The Street, Nutbourne - Erection of 1 detached dwelling and access
No objection
- DC/04/0801 61 Lower Street, Pulborough – Revision to car park and amenity space and change of window for already permitted three storey block of 6 flats, car parking and access
Objection. A reduction in car parking spaces for the development will have an adverse effect on the parking for residents of Carpenters Meadow.
- DC/04/0835 The Rose And Crown, Stane Street, Codmore Hill - 3 Fascia, 1 Swing Sign and 1 Menu Case (Advertisement)
No objection

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DC/04/0837 Old House, Church Hill, Pulborough - Demolition of garden store (Listed Building Consent)

ACTION

No objection

DC/04/0909 8 London Road, Pulborough – Alterations to existing extension

No objection

DC/04/0954 40 London Road, Pulborough – Single storey extension and new porch

No objection

DC/04/1009 The Granary, Nutbourne Lane, Nutbourne – Single storey rear extension

No objection

DC/04/1022 The Coach House, Toat Lane, Pulborough – Conservatory

No objection

DC/04/1023 The Coach House, Toat Lane, Pulborough – As above (Listed Building Consent)

No objection

DC/04/1046 Hill Farm, Hill Farm Lane, Codmore Hill – Erection of a hay barn

No objection

Licence Application

The White Hart, Stopham Road, Pulborough – Public entertainment licence

No objection

9 PLANNING APPLICATIONS RESULTS

Application No.	Permitted	Refused	Withdrawn
PL/2/04	18/02/04		
DC/04/0083	29/03/04		
DC/04/0208	23/03/04		
DC/04/0239	22/04/04		
DC/04/0240	22/04/04		
DC/04/0248	12/05/04		
DC/04/0290	30/04/04		
DC/04/0356		05/05/04	
DC/04/0403	11/05/04		
DC/04/0424	11/05/04		
DC/04/0434	11/05/04		

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10	PAYMENTS	£	ACTION
	HDC	Council Tax	378.00
	Data Protection	Registration	35.00
	A C Pettendrup	Postage	6.72
	J Dorling	Salary + Expenses	843.65
	J Dorling	Staff Advert	117.50
	Inland Revenue	Tax + NI – Clerk	415.77
	WSCC	Pension	338.49
	Notts Sport	Skateboard Surface	378.35
	Kevin Soal	Footpaths	95.00
	Cleaver Tree Surgery	Tree Surgery	60.00
	Travis Perkins	Safety Hasp	2.13
	J Randall	Bowling Green	405.97
	Primus	Telephone	98.01
	N Hompstead	Mileage	16.00
	Social Centre	Room Hire	268.20
	SLCC	Conference Fee	40.00
	May Wages and Salaries		£
	J C Jupp	MSF	147.16
	G Martin	Caretaker	245.84
	M J Leadbeatter	Groundsman	327.32
	A C Pettendrup	Assistant Clerk	582.40
	B Tee	Village Warden	445.28
	Inland Revenue	Tax and NI	<u>371.79</u>
	Total		2,119.79
11	CORRESPONDENCE		
	1) PL/42/01 The Swan, Station Road		
	It was reported that the Enforcement Officer would take action to secure the removal of the offending fence and to enable access to the public open space.		
	2) Lower Street Bollards		
	Members expressed the view that the new bollards were superb.		
	3) BT Payphones		
	Members noted a proposal by BT to remove two payphones. It was agreed to request the retention of the payphone opposite the end of The Moat because it was used by elderly people without home telephones. The Parish Council would also prefer to retain the payphone at Nutbourne but was content on reflection for the phones at North Heath and Swan Bridge to be removed.		
	4) Neighbourhood Policing Co-ordinator		
	Members noted a letter from Chris Merryfield-Day, the new Sussex Police Neighbourhood Policing Team Co-ordinator for Horsham South.		
	5) Link Farm, Wiggonholt		
	It was agreed to thank Mr Jenkinson for informing the Parish Council about Pulborough residents' objections to the development of the site.		
			Clerk
			Clerk

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- 6) **FLOODPACT**
It was agreed to accept the offer from the Environment Agency of a video and guide. **ACTION Clerk**
 - 7) **South Downs Conservation Board**
Members noted a report on rights of way maintenance.
 - 8) **Quotation for Street Lighting Works**
Mrs Botting proposed that the Parish Council should accept a quotation of £337 from SEEBOARD for replacement of the pole bracket and lantern for one of the lights in Church Place. Mrs Barnett seconded and the proposal was agreed unanimously. **Clerk**
 - 9) **Old Rectory Lane Bridlepath - circulate**
Members noted a copy of a letter from Mr Britz to the County Council concerning the use of the bridlepath by the owners of Lane End. Mrs Hompstead said that she had been informed that the owners did have rights of way.
 - 10) **Proposed Redevelopment of Vodafone Base Station at Raidons Nursery, North Heath**
Mr Bransden said the proposal involved an extension of only 2 metres to the existing mast and suggested that the Parish Council should commend the proposal to share facilities. It was agreed to write a letter to this effect to Daly International. **Clerk**
- 12 URGENT MATTERS RAISED BY COUNCILLORS**
- 1) **Car Park Drains**
Mr Boulton said that the drains in the pavilion car park flooded during major downpours. The Sports & Social Club had dug out and rodded the visible drains but it would be helpful to try to obtain a map of the drains. **Clerk**
 - 2) **Christmas Lights**
Mrs Botting said that there was an urgent need to identify a contractor to erect and dismantle the Parish Council's Christmas lights. She also wondered whether the Parish Council should purchase additional lights. Mr Bransden undertook to approach SEEBOARD for a quotation for erecting and dismantling the lights. **NB**

The meeting closed at 10.00 pm.

..... Chairman

..... Date