

PULBOROUGH PARISH COUNCIL

A meeting of the Planning & Services Committee was held at the Village Hall (Pulborough Social Centre) on Thursday 29 July 2004 at 7.30 pm.

Present: Mrs N Hompstead (Chairman) Mrs C Barnett
Mrs J Botting Mrs H Grey
Mr D Boulton Mr N Bransden
Mr J Denison Mr M Foster
Mr M Longridge

In attendance: Mr Richard Lowe K H Homes & Development Ltd
For item 3 Mr Trevor Kettle-White K H Homes & Development Ltd
Miss Samantha Clark West Sussex County Times
Mr B Vincent

Mrs A Lawson

1 APOLOGIES FOR ABSENCE

There were no apologies.

2 DECLARATIONS OF INTEREST

Mrs Botting declared an interest in DC/04/1313 Pythingdean Manor Lodge, since the applicant was a neighbour, and withdrew during discussion of the application.

3 PLANNING RECREATION IN PULBOROUGH

ACTION

Mrs Hompstead said that Mr Lowe and Mr Kettle-White had been invited to the meeting to present some very tentative ideas for a capital release scheme to fund the proposed redevelopment of the sports pavilion.

Mr Lowe said that he and Mr Kettle-White had considered the possibility of some development of the Cousins Way recreation field. This would not be possible under current planning policy. However, Mr Lowe suggested that the Parish Council could seek to promote the site as a preferred option for development in response to the consultation exercise on the Local Development Framework.

Mr Lowe said that he and Mr Kettle-White had calculated that the field could accommodate 40 to 60 dwellings dependent on size. This should enable the release of some £1.5 million for the acquisition of an alternative playing field and the redevelopment of the sports pavilion.

In response to a question, Mr Lowe suggested that it would be premature to apply for outline planning permission for a new sports pavilion. Mrs Hompstead proposed that the Parish Council should defer a planning application and the proposal was agreed by a majority.

PULBOROUGH PARISH COUNCIL

Mr Kettle-White outlined some of the schemes developed by K H Homes and said that he would be happy to present more detailed proposals on another occasion if the Parish Council wished to pursue this option. **ACTION**

It was agreed unanimously to write to the Head of Strategic & Community Planning to inform the District Council that the Parish Council would like to explore the possibility of housing development on the Cousins Way recreation field. Local residents would obviously need to be consulted but it was pointed out that housing might be more acceptable to local residents than recreational use. In response to a question, Mr Lowe said that the allotment gardens would be retained. **Clerk**

Mrs Hompstead thanked Mr Lowe and Mr Kettle-White for a most interesting presentation and suggested that they should approach Horsham District Council for a meeting to discuss their proposals.

4 MINUTES

The minutes of the meeting held on 1 July 2004 were agreed and signed as a correct record.

4.1 Matters Arising

(i) **Christmas Lights**

Mr Bransden undertook to speak to SEEBOARD the following day about the possibility of SEEBOARD erecting and dismantling the lights **NB**

(ii) **Local Development Framework**

Copies were circulated of the revised Parish Council response.

(iii) **Planning Applications Results**

Members noted the reasons for the refusal of applications.

(iv) **DC/04/1259 Swan Corner**

Mrs Grey declared an interest and withdrew from the discussion. Mrs Hompstead said that Mr Guy Smith had approached her. County Highways had objected to the proposed change of use of the 1st floor area of the wine bar as an A3 dining area on parking grounds. Mrs Hompstead read out an email from Mr Donnelly noting his disagreement with Highways' objections. Mrs Botting proposed that the Parish Council should write to the District Council in support of the application. Mr Bransden seconded and the proposal was agreed by a majority. It was agreed that a careful eye needed to be kept on the public space at Swan Corner. **Clerk**
Clerk

(v) **PL/54/02 Land adj Myrtle Cottage, Codmore Hill**

It was reported that the Area Highway Manager considered the position of the lamp post unacceptable. It was agreed to send a copy of the letter to the Enforcement Officer. **Clerk**

PULBOROUGH PARISH COUNCIL

- 5 PUBLIC CONVENIENCES IN PULBOROUGH** **ACTION**
- Mr Foster said that the Parish Council could not afford to provide public toilets. He commented that the District Council had not addressed the problem properly. The District Council had assumed responsibility for providing public conveniences in the past. It was not acceptable now for the District Council to seek to delegate responsibility to the Parish Council without offering funding. It was agreed to write to Mr Christopher Seagrim thanking him for his help but saying that the Parish Council still hoped that the District Council would take responsibility for resolving the problem. **Clerk**
- 6 floodPACT** **Clerk**
- It was agreed to defer this item to the Committee's next meeting.
- 7 HOUSING NEEDS SURVEY** **Clerk**
- Members noted that there had been a good response to the survey and that the results indicated that Pulborough needed twice as many affordable homes as were being provided. They were impressed with the report and found it easy to read. It was agreed to write to thank Mr Andrew Smith and to post the report of the survey on the website.
- 8 PLANNING APPLICATIONS**
- DC/04/1313 Pythingdean Manor Lodge, Coombelands Lane - Equine exercise area
No objection
- DC/04/1320 147 Lower Street - Conservatory and extension to outhouse (Listed Building Consent)
No objection
- DC/04/1321 147 Lower Street - Conservatory and extension to outhouse
No objection
- DC/04/1350 Swift Cottage Barn House Lane - Coppice 1 Holly Tree (Conservation Area Consent)
No comment. The Parish Council is content to accept the Tree Officer's view.
- DC/04/1376 Thorn Cottage, Toat Lane - Prior notification to erect a tractor and farm implement shed
Objection. Thorn Cottage is no longer in agricultural use and should not benefit from agricultural building provision. The Parish Council would have no objection to an agricultural building on the agricultural land but the proposed site is close to the house and too far from the land to be used as a farm building.

PULBOROUGH PARISH COUNCIL

ACTION

DC/04/1415 Pythingdean Farm House Coombelands Lane -
Replacement conservatory (Listed Building Consent)
No objection

DC/04/1474 Brinsbury Campus, Stane Street, North Heath -
Conversion of redundant grain store into teaching facilities
No objection

DC/04/1486 Mobile Home, Toat Brooks Farm, Blackgate Lane -
Sand school and horse walker
Objection. The site of the proposed sand school is on the flood plain and would risk contamination to inland waterways. The Parish Council has no objection to the proposed horse walker and would not object to a sand school on a different site.

DC/04/1504 Coombelands Barn, Coombelands Lane -
Carport/store extension to existing barn conversion
No objection

DC/04/1516 Hillview, 8 Little Dippers - Surgery to 1 poplar and 2 willow trees (Conservation Area consent)
No objection. These are large trees which need regular surgery.

DC/04/1521 Mallards Farm, Stall House Lane – Addition of conservatory to proposed dwelling
No objection

DC/04/1535 Tesco Store, London Road – 2 fascia signs (advertisement)
Provided the illumination of the proposed signs is discreet, no objection.

DC/04/1538 Tesco Store, London Road – 1 gantry sign (advertisement)
No objection

DC/04/1568 Brinsbury Campus, Stane Street, North Heath –
Erection of dismountable buildings for temporary use
No objection

DC/04/1582 Brook House, Broomers Hill Lane – Single storey rear extension
No objection

DC/04/1584 Brinsbury Campus, Stane Street, North Heath –
Conversion of unoccupied student accommodation into a day nursery and fitness suite
No objection. The Parish Council welcomes the proposed development. However, any further development on the Campus will need to include provision for improved traffic management at the intersection with the A29.

PULBOROUGH PARISH COUNCIL

Planning Appeals

ACTION

DC/04/0353 Land to Rear of Church House, Church Lane, Pulborough – Part removal of garden wall attached to listed building to form access to proposed residential development (Listed Building Consent)

DC/04/0356 Land to Rear of Church House, Church Lane, Pulborough – Development of two 2 storey and three 1½ storey houses

Members noted details of the appeals and agreed that the Parish Council's previous comments should stand.

9 PLANNING APPLICATIONS RESULTS

Application No.	Permitted	Refused	Withdrawn
PL/78/03	02/07/04		
DC/04/0599	30/06/04		
DC/04/0954	02/07/04		
DC/04/1009	12/07/04		
DC/04/1022	13/07/04		
DC/04/1023	13/07/04		
DC/04/1046	01/07/04		
DC/04/1164	27/07/04		

10 PAYMENTS

		£
J Dorling	Salary	807.43
Inland Revenue	Tax + NI	415.77
WSCC	Pension	338.49
Wightman & Parrish	Hygiene Supplies	15.83
HDC	Village Sweeping	342.71
J Randall	Bowling Green	435.35
Playground Management	ROSPA Guide	5.00
W G Contracts	Skateboard Ramp	2,230.00
Arun Mowers	Tractor Repair + Oil	96.88
Allianz Cornhill	Insurance for Ramp	156.04

July Wages and Salaries

		£
J C Jupp	MSF	146.38
M J Leadbeatter	Groundsman	327.32
G Martin	Caretaker	245.84
A C Pettendrup	Assistant Clerk	649.71
B Tee	Village Warden	431.31
Inland Revenue	Tax and NI	<u>398.66</u>
Total		2,199.22
A C Pettendrup	Expenses	17.20

11 CORRESPONDENCE

1) Proposed Changes to Regional Planning Guidance – Energy Efficiency & Renewable Energy and Tourism & Related Sports & Recreation

Mrs Hompstead undertook to consider the proposed changes and to propose a Parish Council response.

NH

PULBOROUGH PARISH COUNCIL

- 2) Urban Surveys in Sussex** **ACTION**
Members noted details of the surveys.
- 3) Highways**
Members noted with approval the content of letters from County Highways to the effect that:
- resurfacing Glebelands was a matter of priority
 - most of the footpath from the railway bridge to Stane Street Close had been cut back. Guy Harwood was responsible for the remainder but Highways would trim back the area and write to Mr Harwood.
 - An order had been made for the erection of the remaining bollards outside the Estate Agents and MBC Stationery.

12 URGENT MATTERS RAISED BY COUNCILLORS

- 1) Highways**
Mrs Barnett reported that the weeds were lifting the pavement outside 12 The Spinney and that the water authority had dug up the pavement outside 27 The Spinney. Mr Foster said that the pavement opposite Hill Farm Lane was impassable almost to the industrial estate. **Clerk**
- 2) Cousins Way Recreation Field**
Mrs Barnett said that she had spoken to the lady who had complained about quad bikes and motorised bikes. It was agreed that Mrs Barnett and Mr Bransden would visit the Police office. **CB/NB**

The meeting closed at 10.05 pm.

..... Chairman

..... Date