

PULBOROUGH PARISH COUNCIL

A meeting of the Planning & Services Committee was held at the Village Hall (Pulborough Social Centre) on Thursday 28 October 2004 at 7.30 pm.

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

District Councillor

Mr B Donnelly

In attendance: **Items 1-4** Mrs H Black
Miss S Clark, West Sussex County Times
Mrs A Curle
Mr J Longhorn, Rydon Homes

1 APOLOGIES FOR ABSENCE

Mrs A Lawson

2 DECLARATIONS OF INTEREST

Mr Donnelly declared an interest in the disposal of the former APC site, London Road (item 10 1)) as a Member of Horsham District Council.

3 PROPOSED DEVELOPMENT AT RIVERSIDE CONCRETE

ACTION

Mr Bransden welcomed Mr Longhorn of Rydon Homes to the meeting and invited him to update the Committee on the proposed development at Riverside Concrete. Mr Longhorn said that Rydon Homes had submitted a fully developed planning application to Horsham District Council. Vehicular access to the proposed development would be via a roundabout between Downsview and Stane Street. The access by the railway bridge would be for pedestrians and emergency vehicles only. Rydon Homes had considered the possibility of a footbridge but had been unable to secure any progress because of land ownership problems. After lengthy discussions with the County Council, it was proposed to install a puffin crossing north of the railway bridge. Members mentioned the need for advance signage of the proposed light controlled crossing south of the bridge.

Mr Longhorn said that the application was for 150 units of which 30 would be social housing. The normal requirement for 30% social housing had been relaxed because of the high cost of reclamation of the land. Rydon Homes were discussing possible improvements to the triangle at the bottom of Sopers Cottages. Mr Longhorn showed Members the proposed site plan which included landscaping and a footpath adjacent to the railway line.

Mr Bransden thanked Mr Longhorn for his presentation and invited questions. Mrs Black said that the site would include a new electricity substation and drew attention to the need for an electro magnetic compatibility certificate in view of the proximity to the railway. Mr Longhorn said that Railtrack would be a

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statutory consultee but that the substation would be moved if the proposed site presented problems. In response to other questions, Mr Longhorn said that the rate of run off of surface water would be controlled and that foul drainage would be improved. The lead time for reclamation would probably be 9 months. The County Council proposed a Section 106 contribution towards highway improvements and Mr Longhorn wondered whether this could be spent on the walking bus initiative.

ACTION

Mr Bransden thanked Mr Rydon again and the visitors left the meeting.

4 MINUTES

The minutes of the meeting held on 30 September 2004 were agreed and signed as a correct record.

4.1 Matters Arising

(i) Committee Membership

Mrs Botting reported that Mrs Grey had resigned from the Committee due to her other commitments.

(ii) Christmas Lights

Members noted that the Parish Council had been awarded a grant of £1,000 as initially requested.

It was reported that the Parish Council's agreed contractor, R Poole Electrical, had negotiated with W F Electrical a price of 39p instead of 45p for replacement lamps. Mrs Botting proposed that the Parish Council should purchase 800 replacement lamps.

Clerk

(iii) floodPACT

Copies were circulated of a flood plan for Appleshaw and Redenham provided by the Environment Agency. It was agreed that a small group would meet at the sports pavilion at 7.30 pm on Wednesday 10 November to consider necessary action. Mrs Barnett, Mrs Black, Mrs Botting and Mr Bransden undertook to participate in the group.

**CB/HB/JB/
NB**

(iv) DC/04/1414 Chestnut Holt

Members noted a copy of a letter to Horsham District Council from some residents of Masons Way. It was agreed that a response was unnecessary.

(v) Planning Applications

Members noted the Development Control Committee Reports on DC/04/1778, DC/04/1486 and DC/04/1584.

(vi) Horsham District Council Draft Licensing Policy

In the absence of Mr Longridge, this item was not discussed.

(vii) Save Historic Pulborough

Members congratulated the Clerk on her response to Dr Tilbrook.

(viii) Parking in Rural Areas

Members agreed a draft letter to Mr Martin Pearson and

Clerk

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Councillor David Jenkins. Mrs Black asked Mr Donnelly to speak up on behalf of the Parish Council at District Council meetings.

**ACTION
BD**

(ix) `Adopt a Footpath`

Members noted information received from Coldwaltham Parish Council. It was agreed to include an item in the Newsletter.

Asst Clerk

(x) Autumn Bulb Planting

It was reported that the crocus and daffodil bulbs were due to be delivered the following week. Mrs Barnett and Mr Bransden undertook to plant some bulbs and It was agreed to supply the balance to Mr Rob Aylott to plant on behalf of the Partnership

Clerk

(xi) Bollards

It was reported that the installation of the remaining bollards In Lower Street had been delayed because Mr Tipper had requested a search on ownership of the land.

5 PEDESTRIAN CROSSINGS

Mr Denison said that the Pulborough Society had considered a suggestion for three pedestrian crossings. However, the Society had decided that an additional crossing on Lower Street was not necessary and that a crossing at Swan Corner was impractical. The Society proposed that there should be a crossing on Station Road between Ferrymead and the bus shelter at the entrance to the station. Members agreed the proposal and the draft letter to the County Council. It was also agreed to write to Mr Paul Rowley to chase progress in installing new bus shelters.

Clerk

Clerk

6 HORSHAM AREA TRANSPORT ISSUES

Members commented that the paper from the Assistant Transport Planner at West Sussex County Council was excellent. However, in the absence of Mrs Hompstead, it was agreed not to respond on behalf of the Parish Council.

7 PLANNING APPLICATIONS

DC/04/2191 113 Lower Street - Demolition of existing garage (Conservation Area Consent)

No objection. The Parish Council is pleased to note that the existing footpath has been retained and considers this essential.

DC/04/2210 Coldharbour Cottage, Stopham Road - Change of use of land to garden and erection of a boundary fence

No objection

DC/04/2272 Highdelf, Church Place – 2 semi detached dwellings

The Parish Council is unable to consider this application without confirmation that the proposed access is acceptable to the access supplier

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DC/04/2325 Blackgate House, Blackgate Nursery, Blackgate Lane – Change of use of land to residential curtilage and erection of 3 bay open fronted building
No objection

ACTION

DC/04/2332 1 Beedings Castle, Nutbourne Lane, Nutbourne – Replacement windows
No objection

8 PLANNING APPLICATIONS RESULTS

Application No.	Permitted	Refused	Withdrawn
PL/67/03	06/10/04		
PL/68/03	06/10/04		
DC/04/0655	04/10/04		
DC/04/1193	13/10/04		
DC/04/1486	28/09/04		
DC/04/1498		23/09/04	
DC/04/1584	28/09/04		
DC/04/1746	04/10/04		
DC/04/1936	13/10/04		
DC/04/1938	13/10/04		
DC/04/1778	22/09/04		

9 REPRESENTATIVES REPORTS

1) Conferences and Seminars

Mr Denison reported that he had attended the South Downs Planning Conference, and also a recent Open Access Seminar. The latter Seminar had two main themes:

- the new policy on open access land, which had little relevance for Pulborough and
- public rights of way. Mr David Marshall, the County Council's Public Rights of Way Manager had outlined proposals for a new survey leading to a rights of way improvements plan.

Mr Bransden thanked Mr Denison for taking the time to attend these events and for his report.

10 PAYMENTS

		£
Banham	Alarm Maintenance	334.88
FWAG	Annual Sub	35.00
RBL Poppy Appeal	Wreath+ Donation	50.00
Mazars	External Audit	763.75
Viking	Stationery	45.33
D J Flynn	Hanging Baskets	108.10
Primus	Telephone	47.93
J Dorling	Salary	846.32
J Dorling	Postage	18.55
Inland Revenue	Tax + NI	439.75
WSCC	Pension	351.28
WSCC	Admin Costs	587.50

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October Wages and Salaries		£	ACTION
J C Jupp	MSF	146.16	
M J Leadbeatter	Groundsman	327.32	
G Martin	Caretaker	245.84	
B Tee	Village Warden	441.54	
S White	Assistant Clerk	595.07	
Inland Revenue	Tax and NI	<u>321.29</u>	
Total		2,077.22	
S White	Postage	6.69	

11 CORRESPONDENCE

1) **Former APC Site, Station Road**

Members considered a proposal by Horsham District Council for the disposal of the site. Mrs Botting proposed that the Parish Council should raise no objection to the disposal but should ask the District Council for compensation for the loss of amenity in Pulborough. Mr Denison seconded and the proposal was agreed unanimously.

Clerk

Clerk

2) **West Sussex Waste Local Plan 2001-2016**

Members noted that the Parish Council had received a copy of the Revised Deposit Draft.

3) **Annual Meeting of the Horsham Association of Local Councils**

Mrs Botting, Mr Denison and Mr Foster said that they would attend the meeting to be held at Billingshurst Village Hall on 16 November.

Asst Clerk

4) **Broadband**

Members noted the offer of free one to one business advisory sessions.

5) **Public Rights of Way**

Members noted a summary of routine maintenance works.

6) **Public Consultation Meeting**

Members noted that a public consultation meeting would be held on 2 November on the changes to the proposals for Foxmead Care Home.

12 URGENT MATTERS RAISED BY COUNCILLORS

1) **Street Lights**

Mrs Botting said that the light opposite Harwoods was not working.

Asst Clerk

2) **Bus Shelter on Mare Hill Road**

Mrs Barnett reported that the bus shelter was in urgent need of repair.

Clerk

3) **Bridleways**

Mrs Barnett said that the Rectory Lane bridle path was in a disgusting condition and asked that it should be reported to the Access Ranger.

Asst Clerk

4) **Bollards**

Mrs Barnett said that two bollards had been displaced in New Place Road and suggested they be replaced with concrete bollards.

Asst Clerk

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5) The Spinney

Mr Boulton asked whether planning permission was needed for a huge dormer at 10 The Spinney. The dormer overlooked neighbouring properties. He also said that there was a cracked drain in the cul de sac.

ACTION

Clerk

Asst Clerk

The meeting closed at 10.20 pm.

..... Chairman

..... Date