

A meeting of the Planning & Services Committee was held at the Sports Pavilion on Thursday 30 June 2005 at 7.30 PM.

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

District Councillors
Mr Brian Donnelly Mr R Paterson

County Councillor Mrs P Arculus

In Attendance: Mr John Longhorn – Rydon Homes
Mr P Smith Rydon Homes
Mr Ray Wright Horsham District Council

1 APOLOGIES FOR ABSENCE
Mrs A Lawson Mr M Longridge

1 DECLARATIONS OF INTEREST

3 Minutes
The minutes were agreed and signed as a correct record.

4 Matters Arising **ACTION**
Floodpact **NB**
Mrs Botting requests that Mr Bransden complete this work as a matter of urgency.

Proposed Development at the former Riverside Concrete Site DC/04/2763

Mrs Hompstead begins by informing the meeting that a representative from West Sussex County Council Highways Department had been invited to the meeting but had declined citing the reason as 'inappropriate' at this stage to attend. Nicola says that as a planning committee they are disappointed and requests that Mrs P Arculus make this known to WSCC Highways.

Mrs Hompstead goes on to comment that there are a number of issues of concern including: **CLERK**

The footpath over the railway bridge is on one side only and is extremely narrow, it is impossible for a parent with a double buggy to use, and it is also impossible for a disabled person in a wheelchair to use. Mrs Hompstead points out that parents travelling from the north of the village to the school have no option but to drive there. **CLERK**

North of the bridge the road is 'kinked' and makes it impossible to see in advance what traffic may be coming, the pedestrian crossing that is included in the scheme would seem to be 'an accident waiting to happen'. Mrs Hompstead goes on to say that there is a network of footpaths throughout the area and there is an existing footpath that could be improved to allow a safe route to school for the village children. This footpath would require considerable improvements including a covered bridge across the railway line, and it was noted that this would require a considerable sum of money.

NB

Mrs Hompstead also expressed concern that the proposed pedestrian crossing would interfere with the early warning systems on the trains.

With reference to the actual development, Mrs Hompstead questioned the suitability of placing the children's play areas next to the railway line and the main road.

She also points out that an access road to the back of the Sopers Cottages would have been a good way of relieving parking problems for the cottages as well as easing the traffic turning on and off the A29.

The committee also felt that the provision of parking spaces was totally inadequate as the guidelines for car parking provision in rural areas is for 1.5 spaces, though many of the houses had in fact been allocated 2 spaces the majority did not have 1.5.

Mrs Hompstead expressed the committee's concern regarding the proposed bollards across the emergency access, commenting that bollards alone were insufficient.

Mrs Hompstead then invited questions from the floor:

Mrs Black pointed out that a footbridge over the railway line would interfere with the resonances and train warning systems.

Mr Bransden expressed his concern for the impact of the extra numbers of cars travelling to the school.

Mr Foster stresses that the increased danger of crossing that road with visibility being poor immediately to the north and south of the proposed development. He goes on to suggest that a footbridge could be considered to the west side of the A29, with it stretching from the steps at Sopers over the road, although this would not address the problem of the narrowness of the footbridge. He wants it noted that safety must be paramount.

Mrs Hompstead points out that the current refuges on the road are not safe, as there is no room for and certainly no room for buggies or several children. This presents major road safety issues.

A member of the public expressed concern regarding the new roundabout and the need for safe access to school.

Mr John Longhorn from Rydon Homes addressed the points that had been raised:

Proposals had been constrained by the site; Rydon had held extensive talks and consultation with WSCC and Horsham District Council in which they have considered various options to improve traffic and pedestrian

issues. Included in the proposal and drawn up with the knowledge of WSCC is the provision of a roundabout and puffin crossing, and advance warning signs, all of which were considered acceptable by WSCC Highways.

With reference to building a bridge across the railway line, Mr Longhorn says that this would be far beyond the remit of the company, as they have already had to agree to £150k in 106 agreements.

Again Mrs Black points out that the puffin crossing will affect the train warning systems.

Mr Longhorn says that Rydon have not contacted Network Rail regarding this issue.

The meeting adjourns at 8pm so that member so the public can have a closer look at the plans.

The meeting reconvenes at 8.15pm

Mr Peter Smith on behalf of Rydon Homes addressed some of the concerns raised:

The open spaces that are proposed include a toddlers play area that is in the centre of the site and will include safe, static equipment suitable for very young children. The informal play area is sited on the only flat area on the site. The open area to the entrance of the site is designed to be a formal landscaped area and is not intended to be a play area for children. With regard to the ongoing maintenance of these play areas, Rydon would be prepared to set up a management committee who would assume responsibility. The affordable housing would remain affordable.

Any proposed lighting for the development would need to comply with WSCC Highways, he added that the communal open spaces and footpaths would need to be well lit if they were to be well used.

Mrs Hompstead requested that no Portuguese Laurels should be planted, as these are toxic. Mr Smith suggested that should people want to see the quality of the landscaping that they should visit another site completed by Rydon Homes at Ashington.

A member of the public said that 'they cannot see anyone using the crossing as people do not use the one that is currently there.

Mr Smith answered that more positive encouragement would be required.

Another member of the public asked if anyone from Rydon Homes had consulted with the residents of Sopers Hill to ask for their opinions and concerns? He went on to say that the access to the railway line is totally unacceptable, and that the idea of a bridge over the road would ruin the look of the village. He also made the point that the residents of Sopers would probably use the new site for car parking.

Mr Smith said that they would look at the car parking issues but due to the difficult levels involved with the site would possibly consider car parking at the entrance but only once the site was developed. Mr Longhorn apologised that no consultation had been made directly with the residents of Sopers Hill, but extensive dialogue had taken place with the Housing Department and Saxon Weald.

A member of the public questioned again the issues of pedestrian safety and car parking he felt that Rydon had not sufficiently addressed these points. He also felt that the development was too dense and wrongly sited. Mr Ray Wright from Horsham District Council replied that the site had been identified as suitable for development and that all applications would be considered. Mr Wright went on to point out that the £150k transport contribution would not automatically go to the Parish Council, but that they would have to ask for it to be made available at the contract stage.

Mr Wright said that Horsham District Council had concerns of their own regarding the development namely about the provision of affordable housing.

He went on to identify that HDC had asked for a Community Facilities Contribution which was yet to be agreed.

Mr Wright asked the representatives from Rydon to confirm that the open spaces and play areas would be kept in perpetuity. Rydon confirmed that this would be the case.

Councillor Brian Donnelly stated that 1.5 parking spaces per dwelling was not enough and would like to see a minimum of 2 spaces allocated. He went on to explain that Horsham District Council would have to look at the balance of the site and that if the developer were to go to appeal that the outcome could be far worse.

County Councillor Mrs P Arculus said that Horsham District has the highest car ownership in the county, and that a minimum of two spaces must be adopted as the residents of the new development will have visitors.

Cllr Mr Foster stated that as a committee they were disappointed that West Sussex County Council Highways Department had not consulted with the Parish Council on traffic management issues.

Mrs Hompstead thanked the public, Rydon Homes and Ray Wright from HDC for coming to the meeting and invites them to stay for the rest of the agenda items should they wish.

The public and representatives from Rydon and Ray Wright left the meeting.

The Planning committee discussed the application and unanimously agreed that the council should object to the proposed development until the pedestrian, traffic, and car-parking issues were fully addressed.

5 PLANNING APPLICATIONS

DC/04/2763 Riverside Concrete Works, Stane Street, Codmore Hill Pulborough

Demolition of Downsview, erection of 146 dwellings, formation of access roads, provision of parking facilities, open space and new roundabout on Stane Street (A29)

Objection

Pulborough Parish Council would like to comment that the whole scheme is fundamentally flawed from a pedestrian safety perspective. The Council is pleased that some of their previous comments have been acknowledged with some changes made, but would question the provision of child play areas one of

which has been sighted next to the main road and access, with the other being next to the railway line!

The Council is also pleased to note that the roundabout will be in place before construction begins but feel that the traffic scheme for this road is totally inadequate, and will prove to be even more dangerous than it already is. The parking provision is totally inadequate despite the amendments that have been made.

The Council would also like to seek reassurance that the maintenance of the play areas and open spaces will be funded by other means than the Parish Council Precept and that these areas will not become the responsibility of the Parish Council.

Following the meeting between Pulborough Parish Council, the developers representatives from Rydon and Horsham District Council the parish council have the following comments to add to the above:

The parish council object strongly to the proposed development until pedestrian issues are addressed. Also the lack of adequate parking spaces must also be resolved.

DC/05/1040 Ragmans Castle, Nutbourne Rd, Nutbourne, Pulborough

Additional vehicular access with gates. Plus gates to original vehicular access.

No objection

DC/05/1142 Craymore, Cray Lane, Pulborough

Replacement dwelling and garage block – Amendment.

Objection- same comments as before

DC/05/1331 Chichester College, Brinsbury Campus, North Heath, Pulborough

Tree production nursery to the trade.

No objection

DC/05/1364 Whitehall Cottage, Pickhurst Lane, Pulborough

Additional garage. Listed Building Consent

No objection

DC/05/1363 Whitehall Cottage, Pickhurst Lane, Pulborough

Proposed additional garage.

No objection

DC/05/1491 Barberry Cottage, Moat Lane, Pulborough

Single storey extension to front elevation

No objection

DC/05/1309 Pear Trees, Batts Lane, Pulborough

New kitchen, removal of existing conservatory

No objection

DC/05/1554 Old Valentines Barn. Old Place, Pulborough

Proposed garage and store

No objection

DC/05/1563 Vergers Cottage, Church Hill, Pulborough

2 storey side extension and front porch

Objection – overdeveloped and unsuitable for a conservation area.

6 PLANNING APPLICATIONS RESULTS

7 REPRESENTATIVES REPORTS

8 PAYMENTS

Viking Direct	Stationary	£114.86
Pulborough Village Hall	Room Hire	£195.60
Allianz & Cornhill	Insurance	£3181.55

9 CORRESPONDENCE

10 URGENT MATTERS RAISED BY COUNCILLORS

Mr Foster reports that Arun Cars are using the land opposite as an alternative area to park cars for sale. He would like this matter reported to Highways.

The meeting closed at 10.00 PM.

..... Chairman

..... Date