

**A meeting of the Planning & Services Committee was held in the Rother Hall of the Parish Hall on Thursday 7<sup>th</sup> September 2006 at 7.30 PM.**

**Present:**

Mrs C Barnett  
Mr D Boulton  
Mrs A Lawson  
Mrs J Botting

Mr J Noble  
Mrs H Black  
Mr J Denison

**District Councillors**

Mr Brian Donnelly

**In Attendance: 20 Members of the public**

**APOLOGIES FOR ABSENCE**

Mr M Longridge

Mr R Paterson

**DECLARATIONS OF INTEREST**

Mrs Lawson re DC/06/1722

Mr J Noble as Nutbourne resident and DC/06/1547

Mrs J Botting re DC/06/1547

Mrs C Barnett re DC/06/1547

**3 MINUTES**

The minutes were agreed and signed as a correct record.

**4 Matters Arising**

**4.1 'Stones from Oddstones'**

Mr Aylott has been consulted as to whether these two large stones may have a use in the village. He has suggested that these can be used as 'standing stones' in the East Glebe field. The Diocesan office will be consulted to offer the idea and seek their acceptance. It was also noted that the stones would have to be firmly bedded in.

**4.2 Relocation of Surgery and Pharmacy.**

A large item of post has been received from the PCCT, including copy letters of protest regarding the loss of Cordens in Lower Street. It also transpires that the Co-op are interested in acquiring premises to fulfil this function in Lower Street.

**4.3 Coppice Hanger.**

The meeting of 6<sup>th</sup> September, between Parish Council Members, Tony Martin and Paul Addison from WSCC Highways and Andrew Frost, Senior Planner from Horsham, resolved that as the site was in a conservation area, then the developer would have to appeal against the Pulborough Parish Council's rejection of the scheme. The principal reasons against the development being the conservation area and the traffic.

Paul Addison has worked with Southwater and has offered to meet members of Pulborough Parish Council once per month to discuss any matter of roads. He will suggest dates for this.

**5. Public Speaking**

**The meeting was adjourned for public speaking.**

Having given formal notice, Mrs Scrase, Mr Scrase and Mrs Caroline Green were invited to speak for the statutory two minutes each relating to Planning Application DC/06/1547 – Haybourne Old Farm, Scrase Farms, Lee Place, Pulborough. Having given formal notice, the residents of Bell Close were invited to speak for the statutory two minutes relating to DC/06/1926 and DC/06/1930. Having given formal notice, Dr. Tilbrook was invited to speak for the statutory two minutes regarding drainage systems with regard to all planning applications.

**The meeting was then reconvened by the Chairman.**

**6. Western Streams Catchment Flood Management Plan (CFPM).**

This document is now available on the Environment Agency's website, [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), entering Arun CFMP in the search box. The item was noted.

**7. Clean Neighbourhood Strategy.**

The document was noted.

Notices were reported as being posted on the Mare Hill bus shelter and should be removed to establish a precedent.

**8. Quotation For Line Painting In The SSC Car Park.**

Before this can be undertaken, the lamp post must be installed and the surface relaid. This source was recommended by Shirley Stone. Another two quotations should be sought. Keep this one on file.

**9. Nutbourne VDS.**

The copy presented, that contained some revised wording, was accepted.

**10. PLANNING APPLICATIONS**

**DC/05/2679 – Coppice Hanger, Church Hill, Pulborough**

**Amendments noted, but does not change opposition to submission.**

**DC/06/0936 – Barnhouse Surgery, Barnhouse Close, Pulborough**

**Amended plans noted.**

**DC/06/1486 – River House, 6 Swan Corner, Pulborough**

Conservatory

**NO OBJECTION**

**DC/06/1547- Haybourne Old Farm, Scrase Farms, Lee Place, Pulborough**

Change of use of part of farm repair workshop to repair cars.

No planning grounds to refuse.

Recorded vote, four in favour, one against, two declarations of interest.

**NO OBJECTION ON RECORDED VOTE.**

**DC/06/1683 – Holme Manor Cottage, Mare Hill Road, Pulborough**

Proposed conversion of existing property into 2 x 2 bedroom dwellings.

Returning to its original condition of two homes.

**NO OBJECTION**

**DC/06/1722 – Oak Tree View, Lane Top, Nutbourne Road, Nutbourne, Pulborough**

Stationing of one mobile home for gypsy settled accommodation and retention of outbuilding.

**NO OBJECTION**

**DC/06/1926 & 1930 – Land at rear of Church House, Church Place, Pulborough**

Application for the erection of 8 dwellings and alteration to garden wall to form access.

This is in a conservation area that should not be developed and does nothing to conserve or enhance area. The owner should be required to look after the land and not allow dereliction.

**REFUSED**

**DC/06/1934 – Middle Barn Farm, Coombelands Lane, Pulborough**

Proposed erection of a detached house and ancillary garage.

**NO OBJECTION**

**DC/06/1943 – Longlands, West Chilton Road, Pulborough**

Proposed redevelopment of site to provide 14 dwellings.

As with the previous refusal, 'the site lies in an unsustainable location and will result in a development dependant on the private car, with limited opportunity to utilise alternative modes of transport. It would therefore be contrary to the aims of PPG3 and PPG 13 and contrary to Policy DEV 4 of the WSCC Structure Plan 2001-2016'.

'The development, by reason of it's bulk form and scale would be detrimental in character and visual amenities of the area contrary to policies HS7 and HS10 of the HDC Local Plan 1997 and Policies CH1 of the WSCC Structure Plan 2002-2016'.

**OBJECTION on grounds of increased numbers and the above.**

**DC/06/1970 - "Greenways", Stane Street, Codmore Hill, Pulborough**

Proposed new single garage.

**NO OBJECTION**

**DC/06/2039 – Redfold Farm, Nutbourne Lane, Pulborough**

Formation of Private Way.

**NO OBJECTION**

**DC/06/2054 – The Stables, Upper Nash Farm, Nutbourne Lane, Pulborough**

Extension of music room to existing dwelling

**NO OBJECTION**

**DC/06/2097 – Nos 3&4 London Road, Pulborough**

Demolition of nos 3&4 London Road and ancillary buildings and erection of 6 x 2 bedroom flats.

Recorded vote, four in favour, three against.

**NO OBJECTION ON RECORDED VOTE**

**TREES**

**DC/06/1751 – 7 Allfrey's Wharf, Pulborough**

**Application to reduce the new re-growth of two mature Sycamore trees, which have been previously topped out at 8-9 ft., to previous pruning points.**

Recommendation of tree consultants; 'The proposed work is sensible arboricultural management by a responsible owner, we therefore have **NO OBJECTION** to this application'.

**11. REPRESENTATIVES REPORTS**

Mr Donnelly reported on his attendance at the last LAT meeting.

Comment was made that the Oddfellows pub was not keeping to it's noise conditions and an outside disco had been causing nuisance.

The Local Warden issue is still of interest.

The 'P Group's' work is respected by the Parish Council, but has concerns over it's regulation.

Mr Denison reported on the South Downs Joint Committee. A management review is being undertaken and their consultation document will require a response by November.

Mr Denison also reported on the launch of an 'Icons and Eyesores' project. Each Parish is to record it's best and worst features and a document featuring Pulborough was distributed for review and addition. Mr Denison requested that it be included in the next Full Council agenda.

**12. PAYMENTS**

H. Barrett	£439.79
Inland Revenue	£832.74
Inland Revenue	£ 46.85
Anderson Electrical	£ 87.52
Baltic Safety	£ 49.62
J. Randall	£450.03
Pulborough Social Centre	£131.20
SALC	£265.00
Candela Consulting	£290.08

**13. CORRESPONDENCE**

Mr C. R. S. Mills' letter was noted and a letter was to be sent thanking him for his opinion and noting that 'we record our views as to what is best for the village and ideally are not professionals.

HDC Local Framework document was noted.

CPRE document was noted.

**14. MATTERS ARISING**

Primary Care Trust letter mentioned before; a copy is in the office. A second pharmacy can be permitted in a village and have a computer link to the surgery if it is within 1.5 miles of it.

A sign board on the pavement outside Oddfellows is being kept back, thereby not obstructing the sight line for vehicles emerging on to Lower Street.

Court House hedge cutting; Mrs Barnett explained the situation and the Clerk will follow up the matter via WSCC Highways. A hedge cutting requirement exists at Wildbrook in Rectory Lane where the whole side needs cutting.

Oddstones; see earlier remarks.

The Minerals Forum is next week.

Bellways Homes; previously agreed conditions will be upheld on the Riverside Concrete site. Noted.

**15. URGENT MATTERS RAISED BY COUNCILLORS**

Nutbourne Speed Limit. Clerk to write to Harper at Highways for an update.

**The meeting closed at 10.15 pm**

.....Chairman

.....Date