

PULBOROUGH PARISH COUNCIL
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MINUTES OF A PLANNING AND SERVICES MEETING
HELD ON THURSDAY 3rd January 2008
AT THE SPORTS PAVILION

PRESENT: Cllr Mrs Black (Chairman), Cllrs Mrs Barnett, Denison, Mrs Lawson, Noble and Mrs Watson.

IN ATTENDANCE: Cllr Donnelly (District Councillor) (from 7.50pm) and Mrs L Hoff (Clerk).

The meeting opened at 7.30pm

118. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs Botting and Cllr Boulton.

119. DECLARATIONS OF INTEREST

Cllr Mrs Black declared an interest in Planning Application DC/07/2668 as the member of public wishing to speak on that application was a personal friend.

120. MINUTES

A Councillor advised that the second paragraph on page 3 stated Rivermead site. This was corrected to Riverside site and initialled by the Chairman. The Council then **RESOLVED** to agree and approve the Minutes of the Meeting held on 6th December 2007 as a true and accurate record of the proceedings and the Chairman signed them.

120.1 Matters Arising

The Clerk advised a letter had been sent to HDC's Street Scene Wardens on 12th December 2007. No response had been received as yet but there was a diary note for 14th January 2008 to chase.

The Clerk circulated a list of new developments in Pulborough to be added to the Street Cleansing grant from HDC and asked Councillors, who had not already responded, to add any they felt had been omitted.

The Clerk advised members of the costings following the ARD playground inspection. Priority 1 had given go-ahead at a cost of £435 for the Recreation Ground & £45 for Masons Way. Priority 2 quotation was £2227.50 for the Recreation Ground and £270 for Masons Way. Lyndon Johnson HDC, had advised that the bin at Masons Way was not HDC's but would see if it could be emptied. Danny Flynn, the litter picker, would be asked to add it to his list.

The Clerk advised WSCC Highways Department had jetted the gullies in the Right of Way leading to Old Rectory Lane on 20th December 2007, with 3 in 1 gully emptying cart. Councillors stated it was still a quagmire.

Mark Whitwell of WSCC Highways Department had inspected New Place Road on 18th December 2007, including the area opposite the access to "Diggers" & Downlands but could not see any intervention defects that warranted repair. The Clerk was instructed to arrange a site visit with Cllr Mrs

Barnett and Mr Whitwell, so that he could be shown the exact locations of the problems, to include the Right of Way leading to Old Rectory Lane.

The Clerk advised that Mark Whitwell had raised a job ticket to have the post outside No 2 Rectory Lane replaced.

The Clerk informed members that Mark Whitwell had to contact both Tesco and freeholder of Colonnades to ensure they had no further use for the crossovers. Upon their reply being "no further use", he would submit to the Engineering Department of WSCC for inclusion on the programme for the footway to be built up & kerbed when it was next resurfaced.

Mark Whitwell had advised he would contact the owner of "Oakhurst" to work with them in replacing the ramp with something more suitable.

The Clerk informed the Committee that a quotation from EP Clark, with recommendations had been received and was to be an agenda item for full Council meeting on 17 January 2008

121. ADJOURNMENT FOR PUBLIC SPEAKING

The Chairman adjourned the meeting at 7.41pm, to allow Joanna Benson, who had previously advised the Clerk of her wish to address the Committee, as per Standing Order number 23, to speak for two minutes on Planning Application DC/07/2668

The meeting was reconvened at 7.42pm.

122. PLANNING APPLICATIONS

The Committee considered the planning applications, attached to these Minutes as Appendix 1.

123. DECISIONS

The Chairman reported the decisions received and appeals lodged.

124. CORRESPONDENCE

The Correspondence is attached to these Minutes as Appendix 2.

125. URGENT MATTERS RAISED BY COUNCILLORS

A Councillor advised the Committee of events, which had occurred in Batts Lane and asked for suggestions as to how the Council could stop it happening again. A Certificate to Build had been granted by HDC, which had allowed, without planning permission, a large log cabin to be erected in the grounds of Mare Meadow. The log cabin had a gateway, a letterbox and even Christmas lights and it was obviously being occupied as a residential home. During construction, a large Romanian low-loader, which had delivered the logs, was parked outside, ruining the verges and preventing local residents from leaving their properties. Construction work had been taking place seven days a week, with the builders living on site and their vehicles and earth-moving equipment parked in the lane. The HDC refuse truck had been unable to proceed up parts of Batts Lane to empty the dustbins for two weeks. The Clerk was instructed to write to HDC Enforcement Department, asking why this work was allowed to go ahead without planning permission, as no new housing had been allowed in Batts Lane (Mare Hill) for several years, due to the difficulty of access onto the A283.

A Councillor advised a pothole had appeared in Nutbourne Lane. The Clerk was instructed to contact Mark Whitwell, WSCC Highways Department to arrange for the repair.

A Councillor showed the Committee an article from a national newspaper, which gave a table of places in the country with the least opportunity for first-time buyers to purchase their own homes. Pulborough is ninth in the league table of places with the biggest difference between salaries and house prices.

A Councillor reported the A283 along Lower Street near the mini roundabout at the bottom of Church Hill, was cracked and breaking up. The Clerk was instructed to advise WSCC Highways Department.

Cllr Donnelly suggested the Parish Council ask residents in which direction they would like the village to expand. He stated the Government would soon start looking at Greenfield sites for development and it was best to be prepared.

126. PAYMENTS

RESOLVED: that the payments of the following cheques be approved and signed:

Academy Sports	£528.75
DJ Flynn Services	£88.12
DJ Flynn Services	£881.25
Wightman & Parrish	£10.78
Arun Mowers Ltd	£78.14
Blachere UK	£58.16
Ash Reid Design	£129.25
CPRE Sussex	£25.00
S Norman	£17.30
Blachere UK	£44.65
Belsigns	£91.65
Pulborough Social Centre	£30.00
Staff Wages	£2339.30
WSCC	£348.27
HMRC	£585.86
EDF Energy	£323.73

The meeting closed at 8.41pm

.....Chairman

.....Date

PLANNING APPLICATIONS

The Committee considered the following planning applications:

DC/07/2695 – Coppice Hanger, Church Hill, Pulborough

Erection of 8 dwellings with associated works and alterations to access.

OBJECTION. The floor space of the development has increased even though number of houses less, so this is considered by the Committee to be overdevelopment in a Conservation Area.

Members are justified in fearing this would set a precedent for other developments in the Conservation Area.

The developers have done nothing about access onto Church Hill, which is seen to be very dangerous.

DC/07/2718 – Tusker, Broomers Hill Lane, Pulborough

Single storey front and rear extensions.

No objection

DC/07/2726 – 70 Lower Street, Pulborough

Reinstatement of original front door, in place of window and enlargement of two windows in front elevation.

No objection

DC/07/2737 – Haybourne Old Farm, Blackgate Lane, Pulborough

Variation of Condition 2 on planning permission DC/07/2115 to allow access by volunteers involved with the Company Presents to Unit 1A for a maximum period of 2 hours between 7pm and 9.30pm on Wednesday evenings.

The Committee were advised this application had been withdrawn

DC/07/2771 – Ovingdean, Church Place, Pulborough

Two storey and single storey rear extension and side dormer.

No objection

DC/07/2785 – Old Bank Chambers, 60 Lower Street, Pulborough

Conversion and single/two storey extension of office into one dwelling.

No objection

DC/07/2799 – 16 Rivermead, Pulborough

Single storey rear extension.

No objection

DC/07/2802 – Stile Place Farm House, Gay Street, Pulborough

Strip and retile all clay tile roof elevations, replace all existing guttering, new lead flashings and aprons to central valley and chimneys, removal of black paint from exposed timbers, removal of external white paint from rendered panels and repaint with lime wash and install a solar panel to internal south slope (Listed Building Consent).

No objection

TREES

DC/07/2434 – Tides Reach, 12 Allfreys Wharf, Pulborough

Surgery to 1 sycamore tree.

Having taken the advice of Pulborough Tree Wardens, the Committee offer **no objection**

DC/07/2668- Churchside, Church Place, Pulborough

Fell a Pussy Willow tree (Works to trees in a Conservation Area).

Having taken the advice of Pulborough Tree Wardens, the Committee offers **no objection**

CORRESPONDENCE

3rd January 2008

1. **HDC – Appeal by Mr G Oakley and Ms S S Barnes**
Site and Land at Parsons Field Stables, Pickhurst Lane, Pulborough
Members noted that the Enforcement Appeal would now be dealt with by way of an Informal Hearing, as it was a less formal and more relaxed atmosphere than a public inquiry. Any representations the Parish Council wished to make should kindly be directed to the Planning Inspectorate by 23rd January 2008. It

was agreed to carry this forward as an agenda item to the meeting of 17th January 2008.

- 2. Impact AGM and Public Hearing Wed 16th January 2008**
The Committee noted the details of the AGM and accepted a calendar from Impact.
- 3. HDC – Local Development Framework General Development Control Policies DPD: Adoption**
Members noted the adoption took place on 21st December 2007 and the documents would be held in the Parish Council Office.
- 4. Waterside Cottage, Lower Street, Pulborough**
The Committee received copies of emails from local residents concerning the erection of fencing at Waterside Cottage. The Clerk was instructed to write to the HDC Planning and Enforcement Departments and send copies of the letters to the residents.
- 5. HDC – Licensing Act 2003 – Licensing Policy**
Members noted the Licensing Policy will come into effect on 7th January 2008. A copy of the policy would be held in the Parish Council Office.
- 6. Letter from Mr P Russell – Nutbourne Pumping Station**
Members received a letter Mr Russell, noting his concerns on the future of Nutbourne Pumping Station and agreed to make this an agenda item for the short Planning and Services meeting on 17th January 2008, to allow local residents the opportunity to speak. Cllr Donnelly advise members the proposal to make the site a gipsy encampment had been a surprise to himself and Cllr Paterson, as well as to the owner of the land, especially as the planning application for business use had been declined on the grounds of the lane being too narrow for the site to have multi-occupancy. He stated the adjoining land was owned by one family and was not classed as a gipsy encampment. He suggested residents write to the Planning Officer, Hazel Corke individually.