

PULBOROUGH PARISH COUNCIL

Minutes of the Planning & Services Committee held at the United Reformed Church, 82 Lower Street, Pulborough, RH20 2DW on Monday 27th July 2026 at 6:00pm.

Councillors present: Cllrs Esdaile (Vice Chair), Curd, Hunt and Marcuson

Officer: Beverly Jones (Deputy Clerk)

Members of the Public: None

Meeting Commenced: 18:00

112. Apologies for Absence

There were apologies of absence from Cllr Trembling (Personal Commitment), Cllr Bailey (Personal Commitment)

Declarations of interest

There were no declarations of interest.

113. Public forum and questions

There were no public speakers.

114. Minutes of the Council meeting.

It was **RESOLVED** to approve the minutes of the council meeting held on **29th June 2026** as a true and accurate record of the meeting.

115. Planning Applications

To consider the following planning applications.

- **CA/26/0071-Development Site 504613 118654 Church Hill Pulborough West Sussex.**
Surgery to 2x Oak and Felling to 1x Goat Willow (Works to Trees in a Conservation Area).
PPC Comments: Members will not comment on this application.

- **DC/26/0826 - Toat Cafe, Stane Street, North Heath, West Sussex.**
Outline Planning Application for up to 100 residential dwellings (including 35% affordable), pharmacy, shop/cafe and open space, all matters reserved except access.
PPC Comments: Members **RESOLVED** to **OBJECT** to this application.
The proposed development would create a substantial, predominantly greenfield residential enclave outside the defined built-up area boundary, contrary to the spatial strategy and Policies 1, 8 and 15 of the made Pulborough Neighbourhood Plan and Policies 2, 3, 4, 25 and 26 of the Horsham District Planning Framework. The development would significantly alter the established settlement pattern, urbanise countryside possessing a strong rural character and result in a car-dependent form of development insufficiently integrated with Pulborough and Codmore Hill. These concerns are supported by Horsham District Council's June 2026 assessment of site SA677, undertaken in the context of the acknowledged housing shortfall, which rejected the site for housing because of very negative

landscape impacts, settlement-pattern harm and inadequate sustainable accessibility.

The benefits of market and affordable housing are acknowledged. However, when considered alongside the strong and recently made Neighbourhood Plan, the Council considers that the identified adverse impacts significantly and demonstrably outweigh those benefits.

- **DC/26/0942 – The Granary Nutbourne Lane Nutbourne West Sussex**

Variation of condition 1 of previously approved application reference DC/25/0755 (Erection of a single storey outbuilding) to relocate the outbuilding from approved location.

PPC Comments: Members **RESOLVED** to support this application.

- **DC/26/0992 - The Granary Nutbourne Lane Nutbourne West Sussex**

Erection of 2no. Two bay garages.

PPC Comments: Members **RESOLVED** to Support this application

- **DC/26/0975 – Broomers Hill Park Broomers Hill Lane Codmore Hill West Sussex**

Variation of conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application reference DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) to combine the two approved buildings into one single building.

PPC Comments: Members **RESOLVED** to support this application.

- **DC/26/1029 – Fern Lodge, Stane Street, Codmore Hill, West Sussex**

Erection of a single storey side extension to dwelling. Erection of a raised roof with dormer, installation of new windows, doors, garage door, and solar PV panels to outbuilding, with reconfiguration of internal layout.

PPC Comments: Members **RESOLVED** to support this application.

- **DC/26/1038 - Half Hidden, London Road, Pulborough, West Sussex**

Removal of hedgerow and erection of a feather board fencing with concrete posts.

PPC Comments: Members **RESOLVED** to **OBJECT** to this application.

Members would ask that alternative to felling the hedgerow, a more permeable option should be considered to protect the wildlife.

- **DC/26/1065 - Mead House Tudor Close Pulborough West Sussex**

Replacement of roof structure to rear projection, replacement of rear doors and installation of first floor rear Juliet balcony.

PPC Comments: Members **RESOLVED** to support this application.

116. Applications Determined

The chair went over the decisions.

Members **NOTED** the outcomes.

117. Appeals, Compliance Complaints

There was no Appeal Decisions or Compliance Complaints.

118. Payment Approval

There were no payments for this meeting.

Meeting Closed at 18:53

Signed

Dated