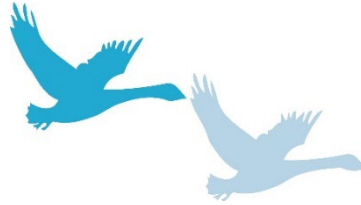


# PULBOROUGH PARISH COUNCIL

*Working together for a better future*



PULBOROUGH PARISH COUNCIL

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## **MINUTES OF THE PLANNING AND SERVICES COMMITTEE MEETING HELD IN THE UNITED REFORMED CHURCH, 82 LOWER STREET, PULBOROUGH RH20 2DW ON MONDAY 2<sup>nd</sup> June 2025**

**PRESENT:** Cllr's Trembling (Chair) Esdaile (Vice Chair), Curd, Hunt, Marcuson and Perry.

**IN ATTENDANCE:** Mrs B Nobbs (Deputy Clerk)

\*\* Cllr Hunt 18:02

*The meeting opened at 18:00pm*

### **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Martin (Personal Commitment).

### **2. DECLARATIONS OF INTEREST AND CHANGES TO REGISTER OF INTERESTS**

There were no declarations of interest made. There were no changes to the register of interests.

### **3. ADJOURNMENT FOR PUBLIC SPEAKING**

There were no public speakers.

### **4. MINUTES**

The Committee **RESOLVED** to agree and approve the Minutes of the Meeting held on 12<sup>th</sup> May 2025 as a true and accurate record of the proceedings and the Chair signed them.

**5. PLANNING APPLICATIONS**

The Committee considered the planning applications, attached to these Minutes as Appendix 1, and **RESOLVED** that its representations be forwarded to Horsham District Council.

**6. PLANNING APPLICATIONS DECISIONS**

The Chair went through the Decisions, Appeals & Compliance reports since the last meeting.

**7. PAYMENTS**

Mulberry	£30.00
FAROL	£569.70
Viking	£91.61
Oliver Last Expenses	£50.00
Beverly Nobbs Expenses	£37.80
Paul Richards	£3,307.50
Jack Kilner Expenses	£35.55

***The meeting closed at 19:05pm***

..... Chair

.....Date

**Recommendations of the Planning & Services Committee meeting held on**

**2<sup>nd</sup> June 2025**

**HDC Recommendations**

**PLANNING APPLICATIONS**

**DC/25/0150 – Peacocks Paddock Stall House Lane North Heath Pulborough**

Change of Use of land to a traveller's caravan site consisting of 1no. mobile home, 1no. touring caravan and 1no. utility dayroom and associated development.

**PPC Comments: Objection**

The applicant has submitted three updated drainage reports in support of the proposed development. These reports collectively indicate that the site does not present a flood risk, is not situated within a flow path, and is unlikely to be impacted by groundwater flooding. The proposed surface water drainage strategy involves the use of soakaways, with additional measures including the discharge of surface water into landscaped flowerbeds and a permeable gravel driveway. Soakaways will be positioned a minimum of 25 metres from the on-site borehole to mitigate the risk of water source contamination.

Consultation responses have been received from both **Natural England (NE)** and **Environmental Health & Licensing (EHL)**.

Planning members wish to ensure full compliance with the mitigation measures outlined by **NE**, particularly in relation to the Water Neutrality Statement. It is essential that these measures are implemented in full to avoid any potential increase in water usage or adverse environmental impacts.

The response from **ELH** raise concerns regarding the adequacy of the information submitted within the drainage reports. Specifically:

- The proposed borehole must be assessed by a qualified and competent consultant to ensure full compliance with current environmental and safety regulations.
- The submitted water sampling results are considered insufficient. The validity of the results is in question, and a comprehensive water quality analysis is required, as several important parameters were not tested.

Members strongly support the recommendations made by **EHL** for a more detailed and technically robust reports. Additionally, they endorse the implementation of all mitigation measures proposed by **NE** as part of the water neutrality framework.

**DC/25/0671– St Marys Church of England School Link Lane Pulborough West Sussex**

Installation of 3no. air source heat pumps to the rear of the school and associated works, including installation of new metal mesh compound enclosures.

**PPC Comments: No Objection**

**DC/25/0684 - 1 Masons Way Codmore Hill West Sussex RH20 1DZ**

Erection of a single storey rear extension, and two storey side extension to form family annex.

**PPC Comments: Objection**

Members acknowledged receipt of a representation letter raising valid concerns. It was noted that a condition survey has been requested for the south end of the property, specifically addressing the hedging, boundaries, and foul water systems, as these are shared services. Additionally, members highlighted the need to verify the actual length of the proposed extension, as current plans appear to show discrepancies when compared to the physical site boundaries.

**DC/25/0811 - New Place Level Crossing Land Off Riverside Pulborough RH20 1HF**

Prior Approval for the installation of a stepped footbridge.

Members noted the prior approval planning application.