

PULBOROUGH PARISH COUNCIL

Minutes of the Planning & Services Committee held at the United Reformed Church, 82 Lower Street, Pulborough, RH20 2DW on Monday 29th June 2026 at 6:00pm.

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

Officer: Beverly Jones (Deputy Clerk)

Members of the Public: None

Meeting Commenced: 18:00

105. Apologies for Absence

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

Declarations of interest

There were no declarations of interest.

106. Public forum and questions

There were no public speakers.

107. Minutes of the Council meeting.

It was **RESOLVED** to approve the minutes of the council meeting held on **1st June 2026** as a true and accurate record of the meeting.

108. Planning Applications

To consider the following planning applications.

- **CA/26/0070 – Old Rectory Old Rectory Lane Pulborough West Sussex**
Surgery to 1x Scots Pine (Works to Trees in a Conservation Area).
PPC Comments: Members **RESOLVED** to support this application
- **DC/25/1887 – Macklins @ The Riverside Swan Bridge Pulborough RH20 2BJ**
Retention of two timber pergolas and a 4-foot timber boundary fence and change of use of area for outside seating area / entertainment space with lighting.
PPC Comments: Members **RESOLVED** to support this application
- **DC/26/0707 – 65 The Spinney Pulborough West Sussex RH20 2AR**
Creation of a driveway with steps down to the dwelling and creating a level access platform to the front of the property.
PPC Comments: Members **RESOLVED** to support this application but would request that the proposed surface material be reconsidered in favour of a more porous alternative.

- **DC/26/0788 – 1 Stane Street Close Codmore Hill Pulborough West Sussex**
Erection of a detached chalet style two bedroom dwelling within the curtilage of an existing residential property.
PPC Comments: Members **RESOLVED** to **OBJECT** to the application.
The Committee considered the third application for the construction of a new dwelling within this site curtilage. Members noted that the previous two applications had been refused due to concerns over the proposed access, inadequate drainage details, and the impact on nearby trees.
The current application attracted three objections from neighbouring residents, citing overdevelopment, highway access and parking, overlooking, potential land stability issues, and possible damage to tree roots.
Southern Water has also objected, confirming that surface water cannot discharge into the foul sewer network and that no acceptable alternative drainage solution has been provided.
Members noted that no updated arboricultural survey had been submitted and that the proposed dwelling would continue to affect the Root Protection Area of Tree T7, which is now protected by a Tree Preservation Order. While an alternative piled foundation has been suggested, no supporting design details have been submitted.
- **DC/26/0410 – Tresleigh Gay Street Lane North Heath West Sussex**
Creation of 3no. dormer windows to front elevation.
caravan and 1 no. utility dayroom and associated development) relating to water neutrality.
PPC Comments: Members **RESOLVED** to support this application

109. Applications Determined

The chair went over the decisions.

Members **NOTED** the outcomes.

110. Appeals, Compliance Complaints

There was no Appeal or Compliance to **NOTE**.

111. Payment Approval

There were no payments for this meeting.

Meeting Closed at 18:12

Signed

Dated