

PULBOROUGH PARISH COUNCIL

**Minutes of the Planning & Services Committee held at the United Reformed Church, 82
Lower Street, Pulborough, RH20 2DW on Monday 8th December 2025 at 6:00pm.**

Councillors present: Cllrs Trembling (Chair), Hunt and Bailey.

Officers: Beverly Nobbs (Deputy Clerk)

Members of the Public: None

Cllr Hut arrived at 18:01

Meeting Commenced: 18:01

50. Apologies for Absence

Apology of absence received from Cllr Esdaile (Unwell), Cllr Curd (Prior Commitment), Cllr Marcuson (Unwell) and Martin (Prior Commitment).

51. Declarations of interest

There were no declarations of interest.

52. Public forum and questions

There were no public speakers.

53. Minutes of the Council meeting held on 13th October 2025 and 3rd November 2025

54. It was **resolved** to approve the minutes of the council meeting held on 13th October and 3rd November 2025 as a true and accurate record of the meeting.

55. Planning Applications

To consider the following planning applications.

CA/25/0134 – Hobbs, The Street, Nutbourne, Pulborough, West Sussex

Surgery to 1 x Silver Birch. (Works to Trees in a Conservation Area).

PPC Comments: Members **RESOLVED** to support this application, it was noted the tree does not have a TPO which has been ticked in the application.

DC/25/1690 – Belgrave Court, Skeyne Drive, Pulborough, West Sussex

Fell 1 x Sycamore. Surgery to 1 x Sycamore. Surgery to 2 x Beech.

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

DC/25/1776 – 1 Stane Street Close, Codmore Hill, Pulborough, West Sussex

Erection of a detached two story, three bedroom dwelling within the cartilage of an existing residential property.

PPC Comments:

Members **RESOLVED** to **OBJECT** this application until further information is gained:

The plans indicate a discrepancy of the location of the access; updated plans are needed on the relocation of the access if this is to be altered.

Insufficient foul/surface water drainage details have been provided, and the development cannot do ahead without this.

The proposal submitted highlights that the new dwelling will be in close proximity to an offsite belt of trees and the roots with the proposed new buildings footprint extends over the minimum recommended root protection area of the trees.

DC/25/1777 – Gables, Nutbourne Lane, North Heath, West Sussex

Erection of a single storey side (north) extension, a two-storey side (south) extension.

Erection of a front porch, and refurbishment of the garage roof with a sedum finish.

PPC Comments: Members **RESOLVED** to **OBJECT** this application until further information is gained:

The four representation letters submitted for this application raise concerns regarding potential damage to long-established trees, as well as issues of overlooking and dominance affecting the gardens of Beeding's Castle. The architect's plans contain inconsistencies that require further examination, and a tree survey has not been provided, despite this being recommended by the Arboriculture Officer at HDC.

56. Applications Determined

The chair went over the decisions.

Members **RESOLVED** the **NOTE** outcomes.

57. Appeals, Compliance Complaints

The Chair went over the Appeals received and Compliance Complaints.

Members **RESOLVED** the **NOTE** the outcomes.

58. Payment Approval

Cllrs approved the outstanding payments.

Meeting Closed at 18:27

Signed

Dated