

PULBOROUGH PARISH COUNCIL

Minutes of the Planning & Services Committee held at the United Reformed Church, 82 Lower Street, Pulborough, RH20 2DW on Monday 3rd November 2025 at 6:00pm.

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

Officers: Beverly Nobbs (Deputy Clerk)

Members of the Public: None

Meeting Commenced: 18:00

*Cllr Hunt arrived at 18:08

41. Apologies for Absence

Apology of absence received from Cllr Trembling (Unwell)

42. Declarations of interest

There were no declarations of interest.

43. Public forum and questions

There were no public speakers.

44. Minutes of the Council meeting held on 13th October 2025

Cllr Bailey advised that there was an error made in the description when Cllr Marcuson rejoined the meeting on 13th October 2025; this will be corrected, and the minutes will be approved at the next meeting.

45. Planning Applications

To consider the following planning applications.

DC/25/1371 – Land West of Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex.

Use of land for the stationing of two static caravans for residential purposes and associated day rooms. Erection of stable buildings and formation of hardstanding (retrospective). Associated landscape works including planting of native hedges and removal of hardstanding (Retrospective).

PPC Comments: Members **RESOLVED** to **OBJECT** to this Application on the grounds reported from our previous meeting on 22nd September 2025, please see below:

Originally established in 2004, this site has changed ownership several times. Despite repeated applications, planning permission has consistently been refused.

Objections raised by neighbouring residents remain strong, with concerns acknowledged during committee discussions. While the National Planning Policy Framework (NPPF) highlights the need for traveller sites, this location presents clear difficulties.

The site lies in a rural setting, approximately two miles from Pulborough's centre, and near two listed buildings. The existing road infrastructure is inadequate to accommodate the additional traffic that would result from two three-bedroom caravans and associated vehicles.

Considering these issues, the site is unsuitable for development. Concerns around overdevelopment, harm to the rural landscape, and the incompatibility of expansion at this location underpin the strong objections to the proposal.

Should officers be minded to approve this application, Members request that it be referred to the HDC Planning Committee.

CA/25/0117 – 37 Lower Street, Pulborough, RH20 2BH.

Fell 17 x Leylandii/Pine (Works to Trees in a Conservation Area)

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

DC/25/1335 - Beedings House, Nutbourne Lane, Nutbourne, West Sussex

Horsham District Council granted approval for this application prior to our meeting, with the decision issued ahead of the originally specified consultation period. Consequently, the application was not considered or discussed.

DC/25/1576 - Conifers Tudor Close Pulborough West Sussex

Erection of a single storey rear extension.

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

DC/25/1604 – Oakhurst, West Chiltington Road, Pulborough, West Sussex.

Demolition of existing fencing along the west boundary, and erection of 2.5 metre high acoustic fencing.

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

46. Applications Determined

The chair went over the decisions.

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

47. Compliance Complaints

The Chair went over the Compliance Complaints.

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

48. Appeals

The Chair went over the Appeals.

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

49. Payment Approval

Cllrs approved the outstanding payments.

Meeting Closed at 18:37

Signed

Dated

DRAFT