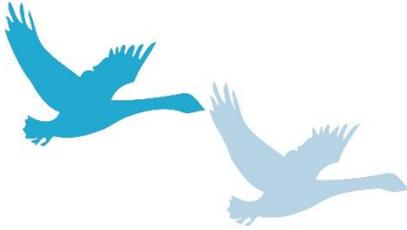


PULBOROUGH PARISH COUNCIL

Working together for a better future



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MINUTES OF THE PLANNING AND SERVICES COMMITTEE MEETING HELD ON 16TH SEPTEMBER 2021 AT THE VILLAGE HALL

PRESENT: Cllrs: Kipp (Committee Chairman), Ellis-Brown, Esdaile, Kay, Hare, Henly (from Min.52), Hunt, Trembling and Lawson

IN ATTENDANCE: Mrs H Knight (Clerk)
2 representatives from Purple Pepper Partnership
2 members of the public

The meeting opened at 7.16pm

50. APOLOGIES FOR ABSENCE

There were no apologies, all Members being present.

51. DECLARATIONS OF INTEREST AND CHANGES TO REGISTER OF INTERESTS

None were made.

52. ADJOURNMENT FOR PUBLIC SPEAKING

The Committee Chairman welcomed two separate public speakers who had registered to address the meeting.

Meeting adjourned at 7.18pm and reconvened at 7.30pm.

During the adjournment representatives from Purple Pepper Partnership addressed the meeting regarding planning application DC/21/1931 Coppice Hangar, Church Hill, Pulborough. New proposals were presented and some questions from Members responded to.

During the adjournment, a resident addressed the meeting regarding planning application DC/21/1815 St Crispins Church, Church Place, Pulborough, following which some questions from Members were responded to.

53. PLANNING APPLICATIONS

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

The meeting closed at 7.44pm

.....Chairman

.....Date

**Recommendations of the Planning & Services Committee meeting held on
Thursday 16th September 2021**

DC/21/1674 – Cherry Tree Cottage, Batts lane, Pulborough, West Sussex

Erection of a single-storey detached outbuilding.

No objection.

DC/21/1721 – Park Farmhouse, Coombelands Racing Stables, Coombelands Lane, Pulborough

Enlargement of opening and replacement of French doors with sliding patio doors.

No objection.

DC/21/1760 – 39 Rivermead, Pulborough, West Sussex RH20 2DA

To raise the roof of the existing outbuilding/rear projection by 90mm to allow for insulation to be installed.

No objection.

DC/21/1815 – St Crispins Church, Church Place, Pulborough, West Sussex

Demolition of existing church buildings and erection of No.7 dwellings with associated access, parking and landscaping.

Objection, on the grounds of:

- **This constitutes overdevelopment in a conservation area and is out of keeping with the character of the area;**
- **The site is not included in the Pulborough Neighbourhood Plan, which is at an advanced stage, and which identifies this area as an open space/local green space;**
- **Access issues - There are concerns about extra traffic as Church Place is essentially a single track road with few safe passing places; Safe egress and ingress to/from the A29 is of concern due to poor visibility in both directions, volume of traffic including HGVs and speed of traffic;**
- **The January ecological survey was conducted at an inappropriate time – assessment of newt activity should take place in June.**

DC/21/1861 – Reflections Hair and Sunbed Centre, 37 London Road, Pulborough, West Sussex

Demolition of disused store at rear, conversion and extension of existing building to form 6no. residential dwellings.

Objection, on the grounds of:

- **Overdevelopment and out of keeping with the area;**
- **Concerns over parking – there are no nearby parking facilities and the site has private land either side;**
- **Concerns regarding potential disturbance of bat roosts.**

DC/21/1913 – Land West of Nutbourne Lane, Pulborough RH20 2HZ

Creation of new vehicular access to serve the existing fields and vineyard.

No objection, however the Council emphasizes the need to ensure that the visibility splays are kept clear from vegetation at all times.

DC/21/1931 – Coppice Hangar, Church Hill, Pulborough, West Sussex

Erection of 4No. detached dwellings with associated access, parking and landscaping.

Objection, and recommend that this goes before Horsham DC Committee, on the grounds of:

- **Serious concerns regarding safe access to/from the A29;**
- **Overdevelopment in a conservation area;**
- **There are Roman remains sites just north and south of the site – additional archaeological research is required;**
- **The development, whilst small, goes against the principles that Pulborough Neighbourhood Plan seeks to uphold.**

DC/21/1964 – Wingfield Cottage, Tudor Close, Pulborough, West Sussex

Erection of a first floor side extension.

No objection.

UNCONFIRMED