

PULBOROUGH PARISH COUNCIL

Working together for a better future



PULBOROUGH
Swan View, Lower Street

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 31st March 2025

PRESENT: Cllr Esdaile (Vice Chair), Marcuson, and Martin.

IN ATTENDANCE: Mrs B Nobbs (Deputy Clerk)

The meeting opened at 18:00 pm

78. APOLOGIES FOR ABSENCE

Apologies of absence was received from Cllr Trembling (Unwell), Cllr Curd (Personal Commitment)

79. 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.

80. ADJOURNMENT FOR PUBLIC SPEAKING

The committee welcomed.

81. MINUTES

The Committee **RESOLVED** to agree and approve the Minutes of the Meeting held on 27th January and 17th February 2025 as a true and accurate record of the proceedings and the Chair signed them.

82. 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.

83. PLANNING APPLICATIONS DECISIONS

The Committee **NOTED** the planning application decisions and compliance issues since the last meeting.

84. PAYMENTS

Viking Direct	£86.80
Horsham District Council	£74,829.26
WSALC	£96.00
The Acorn Workshop	£660.00
Pulborough United Reformed Church	£240.00
APCAG	£100.00
FAROL	£44.14
Lakers Builders Merchants	£17.30
Pulborough Social Centre	£100.00
Maximus Tree Care	£2232.00
Kent County Council	£63.47
Kompan	£2308.32
Pulborough Village Market	£63.00
PI Group Consultants	£508.00
Laser	£54.98
CIA Fire & Security	£3775.20
Frank Riddle	£12.00
Tracey Euesden	£640.00
Travis Perkins	£55.56
Jack Killner	£109.98
Beverly Nobbs	£39.74

The meeting closed at 19:30pm

..... Chair

.....Date

Recommendations of the Planning & Services Committee meeting held on

31st March 2025

HDC Recommendations

PLANNING APPLICATIONS

DC/24/0296 – 41 Glebelands Pulborough West Sussex RH20 2BZ

Surgey to 1 x Sycamore

PPC Comments: No Objection

DC/25/0285 – Blackgate Cottage, Blackgate Lane, Pulborough West Sussex

Variation of condition one of previously approved application reference DC/24/1648 (Demolition of existing rear conservatory. Erection of a two storey side extension, single storey rear extension and alterations to roof) for revised drawings to incorporate alterations to the fenestration and a revised first floor design.

PPC Comments: No Objection

DC/25/0257 Red Lion, 145 Lower Street, Pulborough

Replacement of 3no. first floor windows and 1no. side window (Listed Building Consent).

PPC Comments: - No Objection

DC/25/0317 – Land West of Parsons Field Stables Pickhurst Lane Pulborough West Sussex

Application for the continuous use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Associated landscape works (Retrospective).

PPC Comment: Strong Objection - Originally established in 2004, this site has undergone multiple ownership changes. Despite repeated applications, planning permission has consistently been denied.

Members noted feedback from neighbouring residents who had strong objections to the application. While the National Planning Policy Framework (NPPF) recognises the need for traveller sites, this particular location presents several challenges.

It is situated in a rural area; the site is two miles from Pulborough's centre and close to two listed buildings.

Additionally, the existing road infrastructure is insufficient to support the increased traffic that would result from two extra three-bedroom caravans and associated vehicles.

Given these concerns, development on this site is considered unsuitable. The risks of overdevelopment, negative impacts on the surrounding landscape, and the overall incompatibility of expansion in this rural setting reinforce the strong objections to the proposal.

DC/25/0271 – Hawthorn house, 29 Masons Way, Codmore Hill, Pulborough, West Sussex

Surgery to 2x Poplar

PPC Comments: surgery to reduce height and canopy – **No Objection**

CA/25/0035 – 2 Bell close, Pulborough, West Sussex, RH20 1DH

Surgery to 1x Sycamore (Works to Trees in a Conservation Area)

PPC Comments: crown reduction members have - **No Objection**

DC/25/0405 – Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne, West Sussex

Erection of a detached garage.

PPC Comments: **No Objection**

DC/25/0181– 94 Glebelands, Pulborough, West Sussex, RH20 2JJ

Replacement of garage door with windows. Addition of garden room. Alterations to boundary fencing.

PPC Comments: Objection - Members are concerned that by removing the conifers and building a wall will interrupt the wildlife corridors holes should be provided for the wildlife within the new wall. This is being adopted in the new development and should be adhered to in the application. Concern was also raised about water displacement after removal of the conifers.

SDNPA

SDNP/25/01009/LDE - Pulborough Garden Centre, Stopham Road, Pulborough, West Sussex, RH20 1DS

Implementation of planning permission SDNP/21/04105/FUL by the laying of concrete to create a sloped pathway as shown on the approved drawings.

PPC Comments: Objection – All pathways must be porous; with attention to drainage; the Parish Council Objects to the laying of concrete in the parish.