

PULBOROUGH PARISH COUNCIL

Minutes of the Planning & Services Committee held at the United Reformed Church, 82 Lower Street, Pulborough, RH20 2DW on Monday 24th August 2026 at 6:00pm.

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

Officer: Beverly Jones (Deputy Clerk)

Members of the Public: None

Meeting Commenced: 18:01

121. Apologies for Absence

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

122. Declarations of interest

There were no declarations of interest.

123. Public forum and questions

There were no public speakers.

124. Minutes of the Council meeting.

It was **RESOLVED** to approve the minutes of the council meeting held on **27th July 2026** as a true and accurate record of the meeting.

125. Planning Applications

To consider the following planning applications.

- **CA/26/0075-1 Temple Mews Lower Street Pulborough West Sussex.**
Surgery x 1 Bay Tree (Works in a conservation area)
PPC Comments: Members **RESOLVED** to support this application.
- **DC/26/0980 - Blenheim Rise Lower Street Pulborough West Sussex**
Demolition of existing summer house and erection of a summer house and two composite deck areas.
PPC Comments: Members **RESOLVED** to support this application.
- **DC/26/1007 – Mount View Stane Street North Heath West Sussex**
Construction of self-build dwelling with detached garage.
PPC Comments: Members **RESOLVED** to **OBJECT** to this application:
The proposed development is contrary to the policies of Pulborough Parish Council and the Pulborough (Made) Neighbourhood Plan. In particular, the Neighbourhood Plan identifies the North Heath area as an area where there should be no further development of properties outside the defined built-up area.

The application site is outside the built-up area boundary of Pulborough. We do not support further development outside the established boundary, as this would be contrary to the principles and policies of the adopted Neighbourhood Plan.

Further information was previously required by West Sussex County Council (WSCC) Highways in relation to the proposal. The current application does not appear to adequately address the outstanding highways concerns or provide the additional information previously requested.

These matters should be fully resolved before the application is considered acceptable.

Insufficient information has been provided to address Southern Water's previous concerns regarding the disposal of both foul and surface water.

This is a significant outstanding issue. The concerns relating to drainage were also identified in the dismissal of the 2024 planning appeal and remain unresolved. The current application should therefore not be approved without clear and satisfactory evidence demonstrating how foul and surface water will be appropriately managed and disposed of.

Our previous representation was not transferred to the current application portal because the earlier planning application was withdrawn. We therefore wish to make clear that our previous concerns remain relevant and should be taken into account when assessing this application.

For the reasons set out above, we respectfully request that the planning application be refused. The proposal is outside the built-up area of Pulborough, conflicts with the Pulborough (Made) Neighbourhood Plan, and does not adequately resolve the outstanding highways and foul and surface water drainage concerns previously raised.

In particular, the issues identified in connection with the 2024 appeal remain unresolved and should be addressed before any further consideration is given to the proposal.

- **DC/26/1067 - New Place Nurseries London Road Pulborough West Sussex**
Reserved Matters application for the erection of 10 dwellings following approval of outline application DC/21/2321, as varied by DC/24/1204, relating to appearance, landscaping, layout and scale.
PPC Comments: Members **RESOLVED** to support this application.
- **DC/26/1071 – New Place Nurseries London Road Pulborough West Sussex**
Reserved Matters application for the erection of 10 dwellings following approval of outline application DC/21/2321, as varied by DC/24/1204, relating to appearance, landscaping, layout and scale.
This submission forms one of two Reserved Matters applications brought forward for the western parcel, alongside PP:14946627 (the? Primary Scheme?). For the purposes of clarity, this application is referred to as the? Alternate Scheme? Together, these applications present two complementary design responses to the approved Outline Planning Permission (OPP).
PPC Comments: Members **RESOLVED** to support this application.

- **DC/26/1125 – 56 Lower Street Pulborough West Sussex RH20 2BW**
Replacement of the shop front windows and doors and the window to the side elevation.
PPC Comments: Members **RESOLVED** to support this application.
- **DC/26/1143 - The Mews Skeyne Drive Pulborough West Sussex**
Surgery to 1x Goat Willow and 2x Weeping Willow and remove dead wood from Silver Willows.
PPC Comments: Members **RESOLVED** to support this application.
- **DC/26/1184 - 3 Aston Rise Pulborough West Sussex RH20 2JA**
Surgery to 1 X Sycamore.
PPC Comments: Members **RESOLVED** to support this application.

Members noted that the tree is situated on HDC land. It was resolved to write to HDC requesting that the area be included within its twice-yearly tree inspection programme, so that any necessary maintenance may be undertaken before the trees present a problem for the residents of Aston Rise.

- **DC/26/1203 - Bassett House Gay Street Lane North Heath West Sussex**
Erection of a single storey rear extension.
PPC Comments: Members **RESOLVED** to support this application.
- **DC/26/1039 - St Mary's Church of England School, Link Lane, Pulborough, West Sussex.**
Installation of rooftop solar photovoltaic (PV) panels.
PPC Comments: Members **RESOLVED** to support this application.
- **CA/26/0098 - 62 First Floor Lower Street, Pulborough, West Sussex.**
Fell 1x Magnolia (Works to Trees in a Conservation Area)
PPC Comments: Members **RESOLVED** to **OBJECT** to this application on the grounds that insufficient information has been provided to enable the proposal to be properly assessed. Members would like confirmation that all reasonable options have been fully explored, both in relation to the building and the existing tree. Members therefore request that further information and evidence are provided demonstrating that alternative options have been properly considered before the application is determined.
- **DC/26/1207- Cherrytree Cottage, Pickhurst Lane, Pulborough, West Sussex**
Erection of a self-build dwelling and detached garage with new vehicle access from Black Gate Lane and associated driveway/car parking.
PPC Comments: Members **RESOLVED** to **ABSTAIN** from making comment on this planning application, on the grounds that insufficient evidence had been provided in respect of highways, waste & surface water drainage matters. It was also noted that further assessment is needed on the wildlife conservation

126. Applications Determined

The chair went over the decisions.

Members **NOTED** the outcomes.

127. Appeals, Compliance Complaints

There was no Appeal Decisions or Compliance Complaints.

128. Payment Approval

Members approved the payment and the PPC Chair signed them.

Meeting Closed at 19:06

Signed

Dated