PULBOROUGH PARISH COUNCIL

*Working together for a better future*



PULBOROUGH PARISH COUNCIL

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MINUTES OF THE PLANNING AND SERVICES COMMITTEE MEETING

**HELD IN THE COMMITTEE ROOM AT PULBOROUGH SPORTS PAVILION ON THURSDAY 18th December 2023**

**PRESENT:** Cllrs: Esdaile (Vice-Chair acting as Chair), Lee, Hunt,\*Riddle and one member of the public.

 \*( Cllr Riddle arrived at 12:05pm)

**IN ATTENDANCE:** Mr Harry Quenault (Clerk) andMrs B Nobbs (Deputy Clerk)

***The meeting opened at 12 Noon.***

1. **ELECTION OF CHAIR**

The Committee **RESOLVED** to elect Cllr Esdaile as Chair for this meeting.

1. **APOLOGIES FOR ABSENCE:**

Apologies for absence was received from: Cllr Hands (Personal Commitment) Cllr Trembling (Personal Commitment)

1. **DECLARATIONS OF INTEREST AND CHANGES TO REGISTER OF**

 **INTERESTS** Cllr Hunt declared an interest in DC/22/2253 which is a neighbour .

 and vacated the meeting whilst the application was discussed.

1. **ADJOURNMENT FOR PUBLIC SPEAKING**

 The Chair welcomed a member of the public to talk about DC/22/2253. There is

 concern regarding this application: There are concerns regarding this

planning application due to the lack of detail. The proposed garage is bordering neighbours property at a distance of only one metre. The size is overbearing and due to its position will affect the natural light of the neighbouring property. The application is complex given the sloping terrain.

 **85**. **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 12:25 pm***

………………………………..Chair

……………………………………Date

**Recommendations of the Planning & Services Committee meeting held on**

**Thursday 18th December 2023**

**PLANNING APPLICATIONS**

**DC/22/2253- Southbank Rectory Lane Pulborough West Sussex**

Erection of a 2-bay barn style garage and log store.

**PPC Comments – Objection:**

There are concerns regarding this planning application due to the lack of detail. The proposed garage is bordering neighbours property at a distance of only one meter. The size is overbearing and due to its position will affect the natural light of the neighbouring property. The application is complex given the sloping terrain. The parish council feels that there is not enough information to justify the application therefore they object to this application.

**DC/23/1762 - Gennetts Farm Gay Street Lane North Heath Pulborough**

Erection of 5No. two storey dwellings.

**PPC Comments – Objection**:

The planning committee felt that this application would be an overdevelopment of the site which does not conform to Horsham District Council’s Planning Framework or the Neighbourhood Plan. The new application has changed criteria despite being a newly permitted development for agricultural buildings. The 5 houses proposed are out of character for the area there are also concerns regarding water neutrality and traffic concerns.

**DC/23/2098- Staalcot Farm Stall House Lane North Heath West Sussex**

Use of land for the stationing of 4 static caravans and 4 touring caravans for residential purposes, together with the formation of hardstanding and associated landscaping.

**PPC Comments – Objection:**

The committee found that there has not been a water neutrality statement submitted in the plan. A traffic plan has also not been submitted considering it is off a small road there are concerns regarding highway safety and increased traffic. The application has gone against Policy 26 of The Horsham District Planning Framework which protects against overdevelopment in a rural setting. Policy 32 development should complement local heritage, there is a historic listed building opposite the proposed area. Policy 33 which ensures to avoid unacceptable harm to occupiers and users of nearby properties and land, the application fails to do this being to close to historic buildings. Policy 34 the development should retain historical assets including views footpaths, trees, and features. There is a footway which runs through the middle of the development. Concerns were also raised about the impact on noise and disturbance to the wildlife. It is not in the Neighbourhood Plan or the local plan. There are also concerns regarding house prices in the area which are likely to be reduced if any kind of caravan/trailer development is permitted.