

ATTENTION: A PUBLIC SPEAKING ITEM HAS BEEN INCLUDED ON THE AGENDA. ANY RESIDENT WISHING TO SPEAK ON ANY ITEM SET OUT ON THIS AGENDA MUST INFORM THE PARISH CLERK NO LATER THAN 12 NOON THE DAY PRIOR TO THE MEETING.

You are hereby SUMMONED to a meeting of the Planning & Services Committee to be held in the Committee Room at Pulborough Sports Pavilion on **Tuesday 7th December 2023 at 7.30pm.**

Beverly Nobbs
Deputy Clerk
01798 873532 deputy@pulboroughparishcouncil.gov.uk
Swan View, Lower Street, Pulborough, RH20 2BF

Dated: 30th November 2023

AGENDA

- 1. ELECTION OF CHAIR**
To elect a chair for tonight's meeting
- 2. APOLOGIES FOR ABSENCE**
To receive and approve apologies for absence.
- 3. DECLARATIONS OF INTEREST AND CHANGES TO REGISTER OF INTERESTS**
To receive members' declarations of interest on any agenda items and to note any changes to councillors' register of interests.
- 4. PUBLIC SPEAKING**
In accordance with standing order 1f, the chair will invite those residents who have given formal notice to speak once only in respect of business itemised on the agenda and shall not speak for more than **5 minutes** or **10 minutes** if he/she is speaking on behalf of others such as a residents' group.
- 5. MINUTES**
To approve the minutes of the meetings held on 5th October, 19th October & 23rd November 2023.
- 6. PLANNING APPLICATIONS**
To receive the planning applications as listed on Appendix 1.
- 7. PLANNING APPLICATION DECISIONS**
To receive details of planning decisions, appeals and compliance issues since the last meeting as listed on Appendix 2.

8. PLANNING COMMITTEE - QUORUM

To consider a request for a change the Terms of Reference to consider raising the Quorum for the Planning & Services Committee.

9. SITING OF SALTBIN ON BROOMERS HILL

To consider purchasing & siting a new Salt Bin in Broomers Hill Lane after WSCC advised they are not in a position to provide one for us, please see Appendix 3.

10. PAYMENTS

To approve payments for signing.

PLANNING APPLICATIONS

The Committee will consider the following planning applications:

PLANNING APPLICATIONS

DC/23/1865 - Harwoods Garages Ltd London Road Pulborough West Sussex

Demolition of the existing car showroom and ancillary buildings and the erection of a new car dealership building and standalone workshop structure, and the reconfiguration of the car parking layout associated hard and soft landscaping.

DC/23/2059 - Templemead Lodge Lower Street Pulborough West Sussex

Installation of a replacement boiler at first floor level, a replacement flue on the eastern elevation, and the repointing of exterior walls on front (north) and flank (east) elevations (Listed Building Consent).

DC/23/2123 - Nutbourne Place Farm Nutbourne Lane Nutbourne West Sussex

Conversion of redundant barn to provide 1 dwelling, staff restroom, shower room, office and store.

DC/23/2101 - Stablebarn Farm Blackgate Lane Pulborough West Sussex

Demolition and replacement of existing cattle sheds, cattle handling facilities and silage clamps, including improvements to access and new SUDS attenuation ponds.

DC/23/2143 - Orchard Farm Gay Street Pulborough West Sussex

Erection of an outbuilding and proposed PV array.

The below comments were given to HDC Planning on 17th November 2023 (21 days from receipt)

DC/23/1812 - Middle Mare Cottage West Mare Lane Pulborough West Sussex

Erection of a pitched roof garden room to be used as a rehabilitation space (Householder)

PPC Comments – No Objection

DC/23/1813 - Middle Mare Cottage West Mare Lane Pulborough West Sussex

Erection of a pitched roof garden room to be used as a rehabilitation space (Listed Building Consent)

PPC Comments – No Objection

DC/23/1986 - Middle Mare Cottage West Mare Lane Pulborough West Sussex

Extension of a permeable hardstanding parking area (Householder Application)

PPC Comments – No Objection

DC/23/1987 - Middle Mare Cottage West Mare Lane Pulborough West Sussex

Extension of a permeable hardstanding parking area (Listed Building Consent)

PPC Comments – No Objection

Appendix 2

LIST OF DECISIONS MADE BETWEEN: 27/10/2023 to 02/11/2023

Application Number: DC/23/1355

Application Permitted

Site: 19 Stane Street Close Codmore Hill Pulborough West Sussex RH20 1BD

Erection of a boundary fence to the front of property

Date of Decision: 31/10/2023

PPC Comments: No Objection

Application Number DC/23/1590

Application Permitted

Site: Oakhurst West Chiltington Road Pulborough West Sussex RH20 2EE

Erection of single storey extensions, replacement porch, changes to fenestration, raising of rear terrace by 150mm, replacement of 3 existing garages with 1 triple-bay garage with first floor office and storage.

Date of Decision: 01/11/2023

PPC Comments – No Objection

Application Number: DC/23/1666

Prior Approval Required and PERMITTED

Site: Nutbourne Vineyard Gay Street Pulborough West Sussex RH20 2HH

Prior Notification for the erection of a single storey agricultural shed for storage

Date of Decision: 31/10//2023

PPC Comments – N/A prior approval

Application Number DC/23/1736

Application Permitted

Site: The Smithy 9 Lower Street Pulborough West Sussex RH20 2BH

Fell 1 x Acer (Work to Trees in Conservation Area)

Date of Decision: 01/11/2023

PPC Comments : No Objection

LIST OF DECISIONS MADE BETWEEN: 03/11/2023 to 09/11/2023

Application Number: DC/23/1724

Application Permitted

Site: Half Hidden London Road Pulborough West Sussex RH20 1AS
Description: Erection of a detached outbuilding in the front garden

Erection of a detached outbuilding in the front garden

Date of Decision: 09/11/2023

PPC Comments – The hedge is likely to have some damage to roots as a result of the base of the building being put in place further leaving it open to being damaged by the construction. The house had planning permission for a garage conversion in 2016 and it is believed the erection of this summer house may put the application above the requirements for permitted development of a site.

LIST OF DECISIONS MADE BETWEEN: 10/11/2023 to 16/11/2023

Application Number: DC/22/1195

Application Permitted

Site: Holme Manor Mare Hill Road Pulborough West Sussex

Description: Change of use of existing summerhouse to a holiday chalet. Conversion of carport to provide kitchen and bedroom accommodation (Part-Retrospective).

Date of Decision: 10/11/2023

PPC Comments: No objection, having supported the original application and with no material grounds for objection: The Parish Council requests that, if permission is granted, the premises is for tourist use only and that the WSSCC Highways comments for provision of EV charging and bicycle parking are implemented.

Application Number: DC/23/1588

Application Permitted

Site: The Barn Stane Street Nurseries Stane Street Codmore Hill Pulborough West Sussex RH20 1BQ

Description: Replacement workshop building.

Date of Decision: 13/11/2023

PPC Comments: No Objection

LIST OF DECISIONS MADE BETWEEN: 17/11/2023 to 23/11/2023

Application Number: DC/23/1781

Application Refused

Site: Oakhurst West Chiltington Road Pulborough West Sussex RH20 2EE

Description: Erection of detached garden shed for storage of garden equipment and machinery.

Date of Decision: 20/11/2023

PPC Comments: PPC Comments – No Objection, with the condition that this isn't turned into a residence, from the planning committee formed on the 19/10/23.

Compliance Complaints Received between 13/11/2023 and 19/11/2023

Reference	Received Date	Address	Alleged breach	Officer
Parish: Cowfold PC				
EN/23/0507	14/11/2023	Camelia Botnar Foundation Ivorys Burnthouse Lane Cowfold Horsham West Sussex RH13 8DQ	Alleged: development is complete but condition 5 of DC/16/1738 (surface water drainage) has not been discharged	Sam Nye
Parish: Henfield PC				
EN/23/0505	13/11/2023	Land South of WC Hire Site Hollands Lane Henfield West Sussex	Alleged: unauthorised residential occupation of caravan permitted under LDC DC/22/2298	Sam Nye
EN/23/0511	16/11/2023	Garden Sage Nurseries Birchfield Nursery London Road Henfield West Sussex BN5 9AA	Alleged: Continued use as a pop up cafe (following refusal of LDC application DC/23/1536) with a marquee and seating area	Reg Hawks
EN/23/0512	17/11/2023	Shell UK Limited Petrol Filling Station Golden Square Henfield West Sussex BN5 9DP	Alleged: within Conservation Area, petrol station and shop refurbishment and installation of new signage	Sam Nye
Parish: Pulborough PC				
EN/23/0513	17/11/2023	Downsview Marre Hill Road Pulborough West Sussex RH20 2DS	Alleged: Erection of structure in rear garden, recladding of front elevation in non matching materials, and erection of front boundary wall over one metre in height	Sam Nye
Parish: Storrington and Sullington PC				
EN/23/0514	17/11/2023	Horsham District Council Depot Hurston Lane Storrington Pulborough West Sussex RH20 4HF	Continued use of the premises for Classes B2 (General industrial), B8 (Storage or distribution) and E(g) (Light Industrial) following refusal of application DC/23/1622	Helen Sissons

Compliance Complaints Received between 30/10/2023 and 05/11/2023

Reference	Received Date	Address	Alleged breach	Officer
Parish: Billingshurst PC				
EN/23/0493	01/11/2023	The Granary Coneyhurst Road Billingshurst West Sussex RH14 9DD	Alleged: Without planning permission, change of use of the land for the stationing of a caravan for the purposes of human habitation	Reg Hawks
Parish: Forest NC				
EN/23/0494	02/11/2023	FFS Ltd Unit 1 Horsham Trade Park Foundry Lane Horsham West Sussex RH13 5PX	Alleged: breach of condition 3 (working hours) of DC/06/1742.	Jo Hopkins-Brown
Parish: Nuthurst PC				
EN/23/0491	01/11/2023	Car Wash Elite Garage Brighton Road Mannings Heath Horsham West Sussex RH13 6HY	Alleged: display of advertising flags without permission	Jo Hopkins-Brown
EN/23/0492	01/11/2023	Elite Garage Brighton Road Mannings Heath Horsham West Sussex RH13 6HY	Alleged: stationing of skip and parking of vehicles at front of garage site	Jo Hopkins-Brown
Parish: Pulborough PC				
EN/23/0490	31/10/2023	Moynes Stane Street Codmore Hill Pulborough West Sussex RH20 1BQ	Alleged: Laying of hardcore in rear garden in connection with neighbouring retail car garage	Sam Nye
Parish: Steyning PC				
EN/23/0488	30/10/2023	Bay Cottage Dog Lane Steyning West Sussex BN44 3GE	Alleged: construction of carport is not in accordance with the plans approved under DC/22/0571 with regard to carport height and style of roof	Sam Nye

Compliance Complaints Received between 30/10/2023 and 05/11/2023

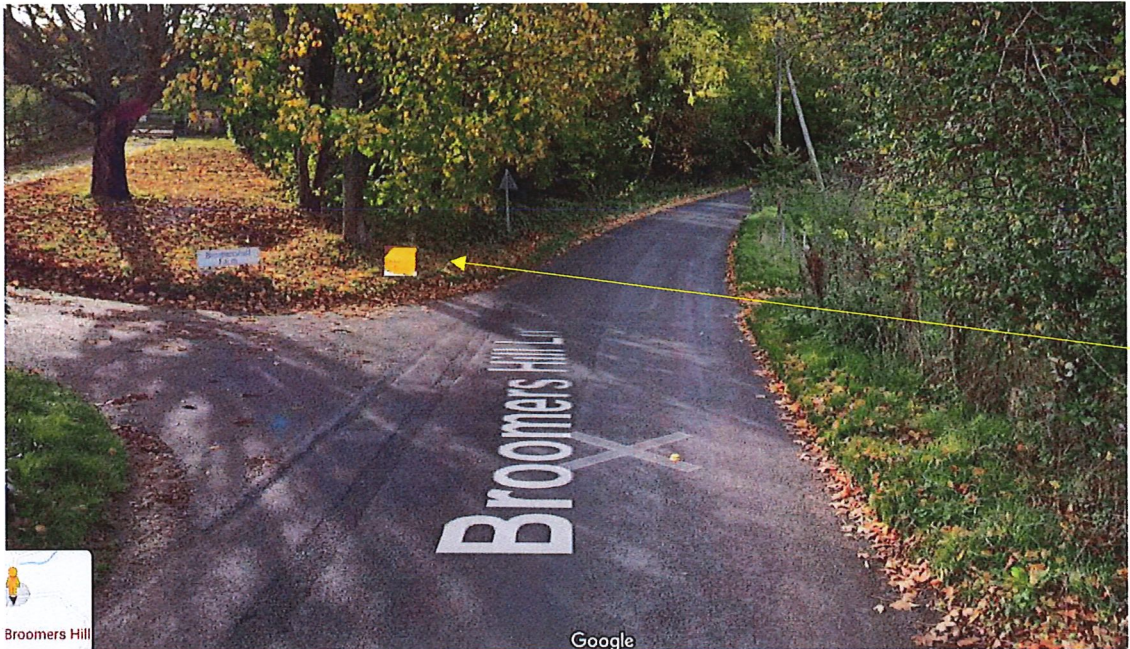
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Reference	Received Date	Address	Alleged breach	Officer
Parish: Thakeham PC				
EN/23/0489	30/10/2023	Abingworth Nurseries Storrington Road Thakeham West Sussex	Alleged: Uncontrolled release of silty water from the NE corner of the site	Jennifer Baxter

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Reference	Received Date	Address	Alleged breach	Officer
Parish: Trafalgar NC				
EN/23/0506	14/11/2023	19 Irwin Drive Horsham West Sussex RH12 1NL	Alleged: part conversion of existing garage to utility room in breach of condition 3 of HU/255/98	Jo Hopkins-Brown
EN/23/0510	15/11/2023	103 Rushams Road Horsham West Sussex RH12 2NY	Alleged: installation of air conditioning unit on side elevation	Jo Hopkins-Brown
Parish: West Chiltington PC				
EN/23/0508	14/11/2023	Nyetimber Farm Gay Street Pulborough West Sussex RH20 2HH	Alleged: construction of garden room permitted under DC/21/0421 prior to discharge of conditions 3, 4 and 5	Sam Nye
Parish: Woodmancote PC				
EN/23/0509	14/11/2023	Glenard Farm Henfield Road Albourne Hassocks West Sussex BN6 9JJ	Alleged: excavating of land and laying of hardstanding	Sam Nye





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