

PULBOROUGH PARISH COUNCIL

Minutes of the Planning & Services Committee held at the United Reformed Church, 82 Lower Street, Pulborough, RH20 2DW on Monday 22nd September 2025 at 6:00pm.

Councillors present: Cllrs Esdaile (Vice Chair), Hunt, Marcuson & Curd.

Officers: Beverly Nobbs (Deputy Clerk)

Members of the Public: One

Meeting Commenced: 18:00

24. Apologies for Absence

Apologies for absence were received from Cllr's Trembling, Martin, Bailey & Perry.

25. Declarations of interest

Cllr Hunt declared an interest on DC/25/1388.

26. Public forum and questions

Public forum and questions Members of the public are reminded that only questions and statements relating to items on this agenda will be allowed. Public participation shall not exceed 15 minutes, and a member of the public shall not speak for more than three minutes. During discussions of sensitive or confidential matters, the public will still be excluded.

27. Minutes of the Council meeting held on 1st September 2025

It was **resolved** to approve the minutes of the council meeting held on 1st September 2025 as a true and accurate record of the meeting.

28. Planning Applications

To consider the following planning applications.

*Cllr Hunt left the room 18:02

- **DC/25/1388 – Byeways, Rectory Lane, Pulborough** - Erection of two-storey side and rear extensions:
Members **RESOLVED** to support this application.

*Cllr Hunt returned 18:08

* Cllr Curd left 18:08

- **CA/25/0101- 2 Temple Mews Lower Street Pulborough** - Surgery to 1x Willow (Works to Trees in a Conservation Area):
Members **RESOLVED** to support this application.
- **DC/25/1045 - 26 The Spinney, Pulborough** - Erection of a single storey rear extension and first floor rear extension:
Members **RESOLVED** to support this application.

- **DC/25/1318 - Broomers Hill Park, Broomers Hill Lane, Codmore Hill** - Application to confirm the existing development relating to the commencement of works granted by planning permission ref. DC/13/1048 and reserved matters approval ref. DC/16/2006 (Lawful Development Certificate - Existing):
Members noted the application (LDC) no resolution made, not enough information on the application, it was noted that the works have not commenced.
- **DC/25/1335 - Beedings House, Nutbourne Lane, Nutbourne** - Change of use of land to residential curtilage for Beedings House and installation of ground mounted solar panel array:
Members **RESOLVED** to support this application.
- **DC/25/1364 - Staalcot Farm, Stall House Lane, North Heath** - Use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding and associated landscaping. Construction of associated utility buildings:
Members **RESOLVED** to object to this application, identical to previous application and lacking information. Should officers be minded to approve this application, Members request that it be referred to the HDC Planning Committee.
- **DC/25/1371 - Land West of Parsons Field, Stables, Pickhurst Lane, Pulborough** - Use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of stable buildings and formation of hardstanding (retrospective) Associated landscape works including planting of native hedges and removal of hardstanding (Retrospective):

Members **RESOLVED** to object to this application:

Originally established in 2004, this site has changed ownership several times. Despite repeated applications, planning permission has consistently been refused.

Objections raised by neighbouring residents remain strong, with concerns acknowledged during committee discussions. While the National Planning Policy Framework (NPPF) highlights the need for traveller sites, this location presents clear difficulties.

The site lies in a rural setting, approximately two miles from Pulborough's centre, and in close proximity to two listed buildings. The existing road infrastructure is inadequate to accommodate the additional traffic that would result from two three-bedroom caravans and associated vehicles.

In light of these issues, the site is considered unsuitable for development. Concerns around overdevelopment, harm to the rural landscape, and the incompatibility of expansion at this location underpin the strong objections to the proposal.

Should officers be minded to approve this application, Members request that it be referred to the HDC Planning Committee.

- **DC/25/1392 - Nutbourne Place Farm, Nutbourne Lane, Nutbourne** - Variation of Condition 1 and 11 of previously approved application DC/24/1506 (Replacement of existing nursery building and erection of dwellinghouse and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements) Relating to the external wall materials:

Members **RESOLVED** to support this application.

- **S106/25/00016 - St Crispins, Church, Church Place, Pulborough** - Application to discharge to the requirements of Schedule 4 of the S.106 agreement accompanying ref: DC/23/1361 in respect of the purchase water neutrality credits.

OBJECTION Members asked that this application be delayed on the basis of needing an expert opinion. There is nothing sufficient in place to demonstrate or ensure enforcement of the offset water neutrality. The location of the farm where the water has been offset is quite a distance away from Pulborough; how this will be enforced has not been demonstrated.

8. Applications Determined 01/09/25 to 20/09/25

To note the following determined applications.

- **PERMITTED** - DC/25/1028 - 17 Spiro Close Pulborough - Replacement of ground floor window with doors;
- **PERMITTED** - DC/25/1036 - Old Rectory Old Rectory Lane Pulborough - Surgery to 1x Sycamore;

It was **resolved** to note the outcomes.

29. Compliance Complaints

The Chair went through the compliance complaints.

There were no compliance complaints at this time.

30. Appeal Decision

The Chair went through the appeal decisions.

- **DISMISSED** - DC/24/0941 – Waterside House, 17 Lower Street, Pulborough - Demolition of Waterside House and rear barn. Erection of replacement building to provide ten no residential apartments.

There being no further business the meeting finish at 18:28

Signed _____

Dated _____