

Recommendations of the Planning & Services Committee meeting held on

3rd November 2025

DC/25/1371 – Land West of Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex.

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).

PPC Comments: Members **RESOLVED** to **OBJECT** to this Application on the grounds reported from our previous meeting on 22nd September 2025, please see below:

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.

Considering these issues, the site is 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.

CA/25/0117 – 37 Lower Street, Pulborough, RH20 2BH.

Fell 17 x Leylandii/Pine (Works to Trees in a Conservation Area)

PPC Comments: Members **RESOLVED** to support this application.

DC/25/1335 - Beedings House, Nutbourne Lane, Nutbourne, West Sussex

Horsham District Council granted approval for this application prior to our meeting, with the decision issued ahead of the originally specified consultation period. Consequently, the application was not considered or discussed.

DC/25/1576 - Conifers Tudor Close Pulborough West Sussex

Erection of a single storey rear extension.

PPC Comments: Members **RESOLVED** to support this application.