

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

31<sup>st</sup> March 2025

### HDC Recommendations

#### PLANNING APPLICATIONS

##### **DC/24/0296 – 41 Glebelands Pulborough West Sussex RH20 2BZ**

Surgery to 1 x Sycamore

**PPC Comments: No Objection**

##### **DC/25/0285 – Blackgate Cottage, Blackgate Lane, Pulborough West Sussex**

Variation of condition 1 of previously approved application reference DC/24/1648

(Demolition of existing rear conservatory. Erection of a two storey side extension, single storey rear extension and alterations to roof) for revised drawings to incorporate alterations to the fenestration and a revised first floor design.

**PPC Comments: No Objection**

##### **DC/25/0257 Red Lion, 145 Lower Street, Pulborough**

Replacement of 3no. first floor windows and 1no. side window (Listed Building Consent).

**PPC Comments: No Objection**

##### **DC/25/0317 – Land West of Parsons Field Stables Pickhurst Lane Pulborough West Sussex**

Application for the continuous use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Associated landscape works (Retrospective).

**PPC Comment: Strong Objection** - Originally established in 2004, this site has undergone multiple ownership changes. Despite repeated applications, planning permission has consistently been denied.

Members noted feedback from neighbouring residents who had strong objections to the application. While the National Planning Policy Framework (NPPF) recognises the need for traveller sites, this particular location presents several challenges. It is situated in a rural area; the site is two miles from Pulborough's centre and close to two listed buildings.

Additionally, the existing road infrastructure is insufficient to support the increased traffic that would result from two extra three-bedroom caravans and associated vehicles. Given these concerns, development on this site is considered unsuitable. The risks of overdevelopment, negative impacts on the surrounding landscape, and the overall incompatibility of expansion in this rural setting reinforce the strong objections to the proposal.

##### **DC/25/0271 – Hawthorn house, 29 Masons Way, Codmore Hill, Pulborough, West Sussex**

Surgery to 2x Poplar

**PPC Comments: No Objection**

##### **CA/25/0035 – 2 Bell close, Pulborough, West Sussex, RH20 1DH**

Surgery to 1x Sycamore (Works to Trees in a Conservation Area)

**PPC Comments: No Objection**

**DC/25/0405 – Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne, West Sussex**

Erection of a detached garage.

**PPC Comments: No Objection**

**DC/25/0181– 94 Glebelands, Pulborough, West Sussex, RH20 2JJ**

Replacement of garage door with windows. Addition of garden room. Alterations to boundary fencing.

**PPC Comments: Objection** - Members are concerned that by removing the conifers and building a wall will interrupt the wildlife corridors holes should be provided for the wildlife within the new wall. This is being adopted in the new development and should be adhered to in the application. Concern was also raised about water displacement after removal of the conifers.