Recommendations of the Planning & Services Committee meeting held on Thursday 4th December 2024

CA/12/0042 – 35 Lower Street Pulborough West Sussex RH20 2BH

Fell 1x Holly and Surgery to 1x Group of Oak, 1x Alder, (and 1x Willow at 37 Lower Street) (Works to Trees in a Conservation Area)
PPC Comments - No Objection

CA/24/0049 – Restharrow The Street Nutbourne Pulborough

Surgery to 1x Oak (Works to Trees in a Conservation Area)
PPC Comments – No Objection

CA/24/0050 – 62 Lower Street Pulborough West Sussex RH20 2BW

Surgery to 1x Yew (Works to Trees in a Conservation Area)
PPC Comments – No Objection

DC/24/0941 – Waterside House 17 Lower Street Pulborough West Sussex

Demolition of Waterside House and rear barn. Erection of replacement building to provide ten no residential apartments.
PPC Comments – Objection

Historic Lime Kiln Preservation: There is no mention of preserving the Grade II listed Lime Kiln, which is of historical importance. Concerns have been raised about the kiln being neglected and left unprotected. The development should not proceed, as the Lime Kiln is located within the curtilage of the listed property.

Car Park and Ramp Heights: The application fails to specify the height of the proposed car park and access ramp. This is particularly troubling as the area falls within Flood Risk 2/3. Members are concerned that the car park is at significant risk of flooding, especially during spring tides and in a warming climate. The flood risk assessment appears unchanged from the previous application, even though two-thirds of the plot floods every winter.

Transport and Traffic Impact: The transport report provided is questionable. The potential increase in delivery vehicles could block the pavement along Lower Street (A283) a road that is already remarkably busy. This could also impact traffic flow on Church Hill, exacerbating existing congestion.

Walking Times: The walking times stated in the application are highly inaccurate, raising further concerns about the validity of the transport assessment.

Lack of Green Energy Initiatives: The application makes no mention of incorporating green energy solutions, which is a missed opportunity to ensure the development aligns with sustainability goals.

Ecological Reports and Vegetation Clearance: While ecological reports were conducted, concerns remain that vegetation was cleared before the surveys were completed which could have compromised the integrity of the assessment.

Sewage and Flooding Risks: There are serious concerns about the increased sewage demands posed by the development. Given the area's consistent winter flooding, there is a heightened risk of pollutants entering the River Arun endangering local wildlife.

Overdevelopment and Water Neutrality: The scale of the proposed development is excessive. The water neutrality statement remains unchanged from the previous application which is questionable. The property has been vacant for four years, and prior to that, it was occupied by a single individual for many years.

Given the concerns raised Members feel that this application should be referred to the HDC Planning Committee.

DC/24/1451 – 1 Link Drive Link Lane Pulborough West Sussex

Surgery to 1x Pin Oak (Quercus Palustris).
PPC Comments – No Objection

DC/24/1617 – Oakdene House The Street Nutbourne West Sussex

Erection of a single storey side and rear extension.
PPC Comments - No Objection

DC/24/1687 – 2 New Place Road Pulborough West Sussex RH20 2JB

Surgery to 1x Oak and 1x Beech.
PPC Comments – No Objection

DC/24/1718 – 10 New Place Road Pulborough West Sussex RH20 2JB

Surgery x1 Alder
PPC Comments – No Objection