Recommendations of the Planning & Services Committee meeting held on

12th October 2026

- **DC/26/1274 - Reflections Hair and Sunbed Centre, 37 London Road, Pulborough West Sussex**
  Demolition of existing buildings and erection of 3-storey apartment building containing 5 dwellings, together with associated refuse and bike storage and landscaping.
  PPC Comments: Members voted to **OBJECT** to this application:
  The design is not in keeping with the area being three storey's and not two.
  Whilst Members noted the revised design and the proposed mix of one- and two-bedroom flats, the Council considered that the application does not adequately address concerns regarding parking demand, loss of existing parking, and the suitability and availability of nearby spaces. The build comes with no allocated parking and is surrounded by already busy roads. New Place Road and Aston Rise which would lead to problems with emergency services, busy school times & the dustmen. Members asked that HDC and WSCC address resident's concerns regarding access, construction impacts, neighbouring amenities and drainage, before any decision is made.

  It was also noted that WSCC are conducting surveys with a view to constructing a new roundabout

- **DC/26/1297 – Wiltshires Farm, Pickhurst Lane, Pulborough, West Sussex**
  Demolition of an agricultural building and shed, and the erection of a dwelling with associated driveway and landscaping.
  PPC Comments: Members voted to **OBJECT** to this application.

  No evidence has been provided to demonstrate the agricultural redundancy of the existing buildings. Southern Water requires further information regarding foul and surface water drainage and recommends conditions to address this.

  Further information needs to be provided demonstrating no adverse impacts on rural character, landscape, trees, ecology or drainage.

- **DC/26/1418 - Nash Manor Lower Nash Nutbourne Lane Nutbourne West Sussex**
  Variation of Condition 1 of previously approved application DC/26/0158 (Demolition of agricultural barns and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking and

landscaping) to incorporate a basement beneath the approved dwelling, a swimming pool and associated patio
area.
PPC Comments: Members voted to **SUPPORT** this application.

- **DC/26/1434 – Woodside, Stall House Lane, North Heath, West Sussex**
  Remodelling of existing dwelling with erection of first-floor, side and rear extensions, and erection of a detached garage.
  PPC Comments: Members voted to **OBJECT** to this application.

  The proposal significantly increases the scale of the dwelling, with ridge height increasing from 5.4m to 8.4m and floor area increasing from 135sqm to 218sqm. A detached garage with a first-floor office adds further bulk to the development. The proposed contemporary design and materials differ from the traditional rural character of Stall House Lane. The increased height and massing may result in a visually dominant development within the rural setting.

  The scale of the detached garage and office may be excessive unless adequately screened. Insufficient information has been provided to assess the impact on trees. Ecology assessment, including bat surveys due to roof removal. Drainage strategy, including sustainable drainage measures. Landscape and visual impact assessment. Street-scene elevations illustrating the proposed height increase.