

**Recommendations of the Planning & Services Committee meeting held on
24th August 2026**

- **CA/26/0075-1 Temple Mews Lower Street Pulborough West Sussex.**

Surgery x 1 Bay Tree (Works in a conservation area)

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

- **DC/26/0980 - Blenheim Rise Lower Street Pulborough West Sussex**

Demolition of existing summer house and erection of a summer house and two composite deck areas.

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

- **DC/26/1007 – Mount View, Stane Street, North Heath West Sussex**

Construction of self-build dwelling with detached garage.

PPC Comments: Members **RESOLVED** to **OBJECT** to this application:

The proposed development is contrary to the policies of Pulborough Parish Council and the Pulborough Neighbourhood Plan. In particular, the Neighbourhood Plan identifies the North Heath area as an area where there should be no further development of properties outside the defined built-up area.

The application site is outside the built-up area boundary of Pulborough. We do not support further development outside the established boundary, as this would be contrary to the principles and policies of the adopted Neighbourhood Plan.

Further information was previously required by West Sussex County Council (WSCC) Highways in relation to the proposal. The current application does not appear to adequately address the outstanding highways concerns or provide the additional information previously requested.

These matters should be fully resolved before the application is considered acceptable.

Insufficient information has been provided to address Southern Water's previous concerns regarding the disposal of both foul and surface water.

This is a significant outstanding issue. The concerns relating to drainage were also identified in the dismissal of the 2024 planning appeal and remain unresolved. The current application should therefore not be approved without clear and satisfactory evidence demonstrating how foul and surface water will be appropriately managed and disposed of.

Our previous representation was not transferred to the current application portal because the earlier planning application was withdrawn. We therefore wish to make clear that our previous concerns remain relevant and should be considered when assessing this application.

In particular, the issues identified in connection with the 2024 appeal remain unresolved and should be addressed before any further consideration is given to the proposal.

- **DC/26/1067 - New Place Nurseries London Road Pulborough West Sussex**

Reserved Matters application for the erection of 10 dwellings following approval of outline application DC/21/2321, as varied by DC/24/1204, relating to appearance, landscaping, layout, and scale.

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

- **DC/26/1071 – New Place Nurseries London Road Pulborough West Sussex**

Reserved Matters application for the erection of 10 dwellings following approval of outline application DC/21/2321, as varied by DC/24/1204, relating to appearance, landscaping, layout and scale.

This submission forms one of two Reserved Matters applications brought forward for the western parcel, alongside PP:14946627 (the? Primary Scheme?). For the purposes of clarity, this application is referred to as the? Alternate Scheme? Together, these applications present two complementary design responses to the approved Outline Planning Permission (OPP).

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

- **DC/26/1125 – 56 Lower Street Pulborough West Sussex RH20 2BW**

Replacement of the shop front windows and doors and the window to the side elevation.

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

- **DC/26/1143 - The Mews Skeyne Drive Pulborough West Sussex**

Surgery to 1x Goat Willow and 2x Weeping Willow and remove dead wood from Silver Willows.

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

- **DC/26/1184 - 3 Aston Rise Pulborough West Sussex RH20 2JA**

Surgery to 1 X Sycamore.

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

- **DC/26/1203 - Bassett House Gay Street Lane North Heath West Sussex**

Erection of a single storey rear extension.

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

- **DC/26/1039 - St Mary's Church of England School, Link Lane, Pulborough, West Sussex.**

Installation of rooftop solar photovoltaic (PV) panels.

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

- **CA/26/0098 - 62 First Floor Lower Street, Pulborough, West Sussex.**

Fell 1x Magnolia (Works to Trees in a Conservation Area)

PPC Comments: Members **RESOLVED** to **OBJECT** to this application on the grounds that insufficient information has been provided to enable the proposal to be properly assessed.

Members would like confirmation that all reasonable options have been fully explored, both in relation to the building and the existing tree. Members therefore request that further information and evidence are provided demonstrating that alternative options have been properly considered before the application is determined.

- **DC/26/1207- Cherrytree** Cottage, Pickhurst Lane, Pulborough, West Sussex

Erection of a self-build dwelling and detached garage with new vehicle access from Black Gate Lane and associated driveway/car parking.

PPC Comments: Members **RESOLVED** to **ABSTAIN** from making comment on this planning application, on the grounds that insufficient evidence had been provided in respect of highways, waste & surface water drainage matters. It was also noted that further assessment is needed on the wildlife conservation.