

Rusper Parish Council



Lisa Wilcock
Clerk to Council
c/o Rusper Village Stores
East Street
Rusper
RH12 4PX

07904 371520
clerk@rusper-pc.org.uk
www.rusper-pc.org.uk

Minutes of the combined Planning and Parish Council Meeting on Tuesday 19th December 2024 at 6.30pm. This meeting was held at Rusper Village Hall.

Present: M Cooke (Chair), Cllrs G Hussey (Vice Chair), M Fenton, G Sallows, M Fillmore, F Maitland-Smith, R Gatt, S White, District Councillor Liz Kitchen.

There was 1 member of the public.

Meeting commenced 1830hrs

1. **Apologies**

Apologies were received in advance of the meeting from Cllrs G Adams, G Fleming, County Councillor K Nagle and District Councillor T Hogben.

2. **Declaration of Interests**

Members were reminded to make any declarations of a personal and/or pecuniary interest that they may have in relation to items on the agenda.
No declarations were made.

3. **Climate Crisis**

The Council **acknowledged** that there is currently a climate crisis, and to ensure that all decisions made within meeting have consideration to this.

4. **Minutes of previous meeting**

It was RESOLVED to approve the Minutes of the previous combined Council meeting held on 28th November 2023 with one change to the attendance list. The Chair signed the minutes.

5. **Open Forum**

A representative speaking for local homeowners living around Chowles Farm gave an overview of the application and gave feedback on the issues relating to the application. Noted that the resident stated that the main property is not yet sold, that a developer wants to create a new access route to divide the plot into two, the works amount to major construction as it will create a 10m driveway over a stream onto a main road and trunk road where traffic movement is already high. The previous application was refused and the resident asked the Council what they believe to be the current access for planning application DC/23/1296. The resident asked the Council to consider the application with the objections raised.

6. **Reports from other Authorities**

District Councillor L Kitchen – noted that the Local Plan was put through largely the same as the last Local Plan proposed which is a disappointment. This will now go to the inspector after a period of consultation. Noted that within the Local Plan, West of Ifield site there was not a single mention the wildlife which is one of the strongest reasons for not building at Buck Barn. Billingshurst have also been impacted by the draft Local Plan.

Question by a Councillor who attended the meeting at HDC – John Milne appeared to be proud of the fact that the possibility of 10,000 development west of Ifield is no longer an option, but it was felt that the mention of it later in the plan does not give any confidence that potential future planning of 10,000 houses has gone away. It is suspected that 10,000 will appear in the plans later down the line. The reason Local Plan was held up was because of the changes to the NPPF for all major developments but there is no scoping of what will happen for the 30 years afterwards and this draft LP fails the NPPF. Sites in Rusper, Partridge Green, Nuthurst all have Neighbourhood Plans made but these other villages are hardly mentioned. Has the proposed number of houses that HDC have to deliver gone?

The District Council advised that the because of the water neutrality issue the numbers are reduced for now but once water neutrality is solved the numbers will increase again. The future of the Local Plan is all on the Inspector from now on. Noted that one water neutrality idea in Southwater was to reduce residents intake to 85ltr per person per day per dwelling, how this will be monitored is unclear and 85ltrs is considered too low per person.

7. **Active Planning Applications**

Cllr G Sallows Chair of Planning chaired this section of the meeting.

7.1 It was **noted** that a resolution was passed to use the phrase as part of all planning responses:

“In the event that the officers are minded to propose the acceptance of this application, Rusper Parish Council would ask for it to go to full committee and that the Parish Council is allowed to speak to their objections at the meeting.”

7.2 **DISC/23/0267 Lower Prestwood Farm Prestwood Lane Ifield Crawley West Sussex RH11 0LA**

Approval of details reserved by condition 2 to approved application DC/23/0591

It was **RESOLVED** to note this application as no comment can be submitted.

7.3 **DC/23/2226 Chowles Farm Lambs Green Rusper West Sussex RH12 4RG**

Creation of new access (Lawful Development Certificate - Proposed)

Comments deadline Fri 29 Dec 2023

The Council discussed the original objections to the previous application which pointed out the access point, the application is for a new access down the road from Lambs Green which crosses over a stream. The Council **agreed** that all previous objections to the access road still stand e.g. the road floods, has sharp bends, the access is at a dangerous point. It was noted that that the applicant is splitting the site into two sites. The main farmhouse is being sold off separately and an application was passed to put in 8 single bed units. Strong representations were

sent by the Council but the application did go through. It is noted that the applicant now needs two access points into the units which was not part of the original application. It is assumed that WSCC Highways have not looked at this as there is no reference to it. The Council agreed that they made good representations previously and some of those can be made again. It was noted that the applicant can maintain access to the 8 approved dwellings on the current access route. The Council agreed that putting a new access on to that road is not safe. Noted that the Barn was previously refused because of route problems. Noted that there are a significant number of trees in that area. Point raised that the farm access not suitable because the power cables were causing a restriction.

It was **RESOLVED** to strongly object to this application.

Propose strong objection, the Council will copy the previous 3 planning application objections, looking at a piece meal basis. The objection is that the road access is considered too close to sharp bends, high traffic area which floods and there is already a suitable access to these dwellings.

8. **Agree responses to planning applications received since publication of the agenda.**

8.1 DC/23/2250 Venters Farm East Street Rusper Horsham West Sussex RH12 4RH

To create a 5 van Certificated Location (CL).

It was **RESOLVED** to note this application however the Parish Council would like to understand how water neutrality would affect an application like this and whether this is a consideration for the Planning Officer? **Action** Clerk to contact the Planning Officer for an explanation and to submit the same response to the Caravan Club.

9. **Enforcements**

9.1 Noted the report submitted by Cllr Fillmore in advance of the meeting.

10. **Reports from Representatives**

10.1 Cllr G Hussey – the County Councillor sent an email regarding the drainage issues at The Mount as she had correspondence from Highways. Cllr Hussey showed WSCC Highways the blocked drains with root damage as they were not aware of the issue. Following the meeting with WSCC, Highways confirm it is blocked and where it is blocked and that it is a Highways issue. Highways will now do their own survey on the drain. Noted that the road has eroded either side so the drains are not connecting to the road which is also creating flooding issues. Noted that WSCC Highways are now aware of the road erosion, drains not meeting, drains where the roots are damaged and this is being escalated. Cllr Hussey will continue to work through with this issue now that contact has been made.

Cllr Hussey attended the Police Liaison meeting. Noted that the Constable has now retired but there is a new lady being trained who will start from January.

Cllr Hussey attended the Gatwick transport meeting, and one area of note is the unauthorised parking in the fields. It is planned that parking will be surveyed at the airport to ask passengers where they have parked this will show the data but there are currently between 2 or 3 fields being used. This is compounded by the authorised car park workers parking getting lost finding the fields and are knocking on residents houses late at night to find out directions to the fields.

One question was asked about vans being broken into in Cooks Meade and whether this was mentioned in the Police meeting? This was not reported but this does need reporting regularly to the Police as it will then be flagged up as a consistent issue. It

was agreed that the Clerk will put crime reporting information on the website and Facebook.

10.2 Cllr R Gatt – attended the Incinerator Liaison Group meeting noted that no contract signed to start the work but it is expected to be signed in the first quarter next year. There are concerns about dioxins affecting chickens and the consumption of eggs which has been raised initially as an issue by the French Government.

Cllr R Gatt - the Clerk was asked to progress the Operation Watershed project for the flooding issues in Wimlands Road. This item is to be carried to the next meeting.

11. **CAGNE/GATWICK**

Noted the reports sent in advance of the meeting. It was agreed for Cllr Fillmore to remind CAGNE that the Council are still waiting to receive a copy of an invoice to make the grant payment of £2000.

12. **Local Plan Response**

12.1 The Council **adopted** the Local Plan response as sent out in between meetings.

12.2 The Council received feedback from the Cabinet meeting. The Council extend their respects to Cllr M Eastwood who passed away the day before the meeting. During the meeting there were 48 Councillors in all, voting took place and the vote result was explained to Council. It was reported to Council that the consultation in the making of the Local Plan had been inadequate and community views were largely ignored. It was the same draft under the previous administration. John Milne said West of Ifield site well positioned site for transport. There were 4 questions asked from Parish Councils. Noted Billingshurst had 2 strategic sites and the representatives were saying they were strongly in favour of one site, but HDC went for the other site. Noted that there were Parish workshops, but there was a feeling that officers were impervious for suggestions for change. Noted that the current administration manifesto promised a total shake up for Communities but this was just seen as a tick box exercise. Noted that District Councillors were not involved in site selection, but this was done by John Milne and the planning officers.

12.3 Local Plan next steps update. In terms of the process the public consultation is from 19th January and it is a Reg 19 consultation to the end of March. During the NPSG meeting they have been trying to get reports from Landscape and Transport expert. A copy of John Milnes email to Cathy Durrant SWol was given to Council in advance of the meeting where Mr Milne had agreed to meet with 'affected Parishes'. Noted that the new NPPF was released on the day of the meeting. Noted that the Council need to agree a response to the Regulation 19 objection. It was suggested that NPSG should write a letter to recommend to the Parish Council for issue based upon the response already have a basis for the objection for Regulation 19 but will need tweaking. Format to the Consultation on the LP response will need to be seen first. It was suggested that the Council should fill in the response in detail but in addition to this should submit a formal objection to cover it overall. It was **agreed** that the Council will:

- Ask for a recommended response from the NPSG.
- Cllr Maitland-Smith to copy the Clerk on the response from John Milne regarding a meeting with 'affected Parishes'.
- Cllr Maitland-Smith to chase the Landscape Consultant.
- Council to make sure the Transport and Landscape reports are in line with new NPPF.
- Hold a public meeting in February 2024 week commencing 11th February 2024 to address the Local Plan.

- Have a draft response for 30th January full Council meeting to be approved for issue at the full Council meeting on 27th February.

13. **RUSPER SPORTS CLUB MANAGEMENT**

13.1 The progress on the new tenure at the Sports Club was **noted** – item carried.

13.2 The application for CIL monies was submitted minus the repair to one Court which was not considered valid for CIL money spend. The Clerk was made aware that the quotation prices will increase from 1st January 2024. Cllr G Sallows to ask for an extension on the quotation, Clerk to ask what happens if there is a delay what happens with the difference in prices can the CIL application be increased.

13.3 The CIL application was minus the resurfacing of the other Tennis Court. It was **proposed** that a grant application should be sent to Courage Dyers to ask for their assistance with the second Tennis Court. All were in favour. Clerk to submit the draft paperwork to Cllr Fillmore before issuing the application to Courage Dyers.

14. **CAGNE**

Noted the report sent in advance of the meeting. Cllr Fillmore is meeting Jeremy Quin MP to hear the views on Gatwick, feedback from this meeting to be given in February.

15. **NPSG**

No meeting – nothing to report.

16. **WSCC Highways**

Nothing further to report – item carried. Action Clerk to submit a report of a 30mph sign at the junction of Hillybarn Road and Ifield Wood Road being knocked down and a bridge pole in Ifield Wood that is considered a health and safety risk reference number 3248406.

17. **White H Line application – adjacent to Rusper Stores**

This has now been painted. Resident has expressed their thanks. Item is now closed.

18. **Streetlights**

A report from a resident noted that a streetlight in Cooks Meadow was not working. After consultation with WSCC and the NPSG it was **proposed** that the Clerk can go ahead with the lamp replacement with Streetlights Ltd at a cost of no more than £500. The Council also asked the Clerk to enquire about a maintenance contract on the Parish owned streetlights. All were in favour. **Action** Clerk.

19. **Emergency Planning**

The Council were made aware of a good website layout for the Emergency Plan. Cllr Sallows brought the emergency plan from 1980 to the meeting for reference. It was **agreed** the Cllrs Michelle Cooke, Geoff Hussey and the Clerk will write the plan for issue on to the Parish website. Item was carried to the next meeting.

20. **Financial**

21.1 It was **RESOLVED** to approve the financial report, this was signed by the Chair. The reconciliation report was checked and signed by Cllr M Fillmore.

21.2 The Budget for FY24/25 was **proposed** the precept will be set at £49,000 which is an increase of just over 5%. A vote was taken, and all were in favour. It was **RESOLVED** to submit the Budget as approved with the Precept application to HDC before 26th January 2024.

21. **Schedule of payments**

It was **RESOLVED** to approve the schedule of payments. Clerk to issue payment to J Frazer against a copy of the invoice as issued by the Rusper Chronical group Grant application as agreed by Council.

22. **Next combined Parish Council and Planning meeting is on 30th January 2024.**

Meeting ends 2052hrs

Signed.....

Dated.....