

RUSPER PARISH COUNCIL PLANNING COMMITTEE
Report on active Enforcement Application/Enquiry Notices
Planning/Council Meeting 24 June 2025

This is a review of the Horsham District Council Planning Portal where I have identified three new Enforcement enquiries (see below). HDC no longer state a planned target date for their resolution – no doubt because hitherto almost all of them failed to be resolved within the time allotted.

Many of the enquiries identified would appear to be open-ended with some showing 'pending consideration' for a considerable period.

A copy of HDC's Local Enforcement Plan can be found at
<https://www.horsham.gov.uk/planning/planning-enforcement/local-enforcement-plan>

Relevant postcodes: RH11 0; RH12 4P/Q/R/S

Enforcement Enquiry Notices not previously reported:

EN/25/0194 **Ashfolds, Horsham Road, RH12 4QX**
10.6.25 Use of land for outdoor events in connection with Outdoor Ceremonies & Frankland Events without planning permission. The reference to Frankland Events is the name of the operator – see website at www.franklandevents.co.uk
Pending consideration: Case officer Jo Hopkins-Brown

EN/25/0184 **New Barn Farmhouse, Capel Road RH12 4PZ**
29.5.25 Creation of garden area to building converted to residential use under prior approval DC/17/2714 without planning permission
Pending consideration: Case officer Jo Hopkins-Brown

EN/25/0183 **Anglo European Studbook Ltd Office, New Barn Farmhouse, Capel Road RH12 4PZ**
29.5.25 Stationing of mobile home for residential purposes without planning permission
{Presumed linked to above}
Pending consideration: Case officer Jo Hopkins-Brown

Current Enforcement Enquiries (incl now closed since last Report):

EN/25/0176 **The Lamb Inn, Lambs Green RH12 4RG**
20.5.25 Burning of waste & commencement of works prior to discharging pre-commencement conditions on DC/24/0874
Case officer Jo Hopkins-Brown

Closed 30.5.25 as 'Investigation Complete'

EN/25/0108 **Hawkesbourne Wood, Rusper Road RH12 4QS**
31.3.25 Unauthorised creation of a pond outside of red boundary, layout of site not in accordance with approved plans & commencement of works on site prior to discharge of pre-commencement conditions of DC/23/1806 (this relates to 6 Eco lodges for short-term tourist accommodation)
Pending consideration: Case officer Jo Hopkins-Brown

No change in month

EN/25/0105 **Hawkesbourne Wood, Rusper Road RH12 4QS**
31.3.25 Protective tree fencing not erected and a large pond created within the root protection area
Pending consideration: Case officer Jo Hopkins-Brown

No change in month

EN/25/0063 **Land West of Lower Prestwood Farm, Prestwood Lane RH11 0LA**
25/2/25 [This is on the LHS of the first sharp right hand bend as heading towards Charlwood]
Change of use of land to mixed use including stationing of caravans for purposes of human habitation. This is the reinstatement of EN/22/0509 and relates to the refusal of planning permission & appeal on the site under DC/24/0164 and is related to Application DC/23/0361 for conversion of barns into 2 dwelling houses. This was 'semi-granted' 15 January 2024 on the basis that HDC had simply exceeded the time for consideration even though HDC said that it would have refused the application! HDC have stated further planning permission is required. This planning application (DC/24/0164) validated on 29 January 2024, was stated as an Application to confirm the stationing of a minimum of 1 caravan to provide ancillary and mess room facilities for a period in excess of ten years (Lawful Development Certificate - Existing). Following a detailed examination of aerial photos, the application was refused on 25.3.24 although an Appeal was lodged and accepted on 4.6.24.
Pending consideration: case Officer Reg Hawks

No change in month

EN/25/0062 **Outaway, Bonnetts Lane RH11 0NY**
25.2.25 Demolition of buildings, laying of hardstanding & extension of use of site for airport car parking
Pending consideration: Case Officer Jo Hopkins-Brown

No change in month

EN/25/0049 Westons House, Wimland Road RH12 4QU
14.2.25 Change of use to a residential dwelling without planning permission following refusal of DC/24/1818
Pending consideration: Case officer Jo Hopkins-Brown
No change in month

EN/25/0010 Swaminarayan Manor, Bonnetts Lane RH11 0NY
15.1.25 Unauthorised works to car park/front boundary following withdrawal of Application DC/24/1437 (14.1.25)
Pending consideration: Case Officer Jo Hopkins-Brown
No change in month.

EN/24/0428 Beaumont Lodge North, Ifield Wood RH11 0LE
4.11.24 Use of porta-cabins for human habitation
Pending consideration; Case Officer Jennifer Baxter
No change in month.

EN/24/0378 Midwinter Farm, "Orltons Lane" [actually The Mount] RH12 4RN
20.9.24 Unauthorised detached building following refusal of Lawful Development Certificate on DC/23/2047 (a retrospective application by Phil Rowe on basis of existing more than 4 years; refused 18.9.24)
Pending consideration; Case Officer Helen Sissons
No change in month.

EN/24/0369 Land South of The Mount Farm, The Mount RH11 0LF [Land at 522751 137768]
17.9.24 Excavation of land, importation of householder waste, importation of material alleged to be in connection with land drainage operations. The map shows it is about half way down the private access road and to the left hand side. Owner identified as Gary Pinchen
Pending consideration: Case officer Reg Hawks (was Helen Sissons)
Case Closed as 'Not Expedient'

EN/24/0343 Former Donnybrook Nursery School, (Westons House), Wimland Road
19.8.24 Breach of permission under DC/12/0876 which granted change of use to 2 dwellings (1x4 bed & 1x1 bed); decision granted 5.6.2013; instead conversion was to a single dwelling (per SBC/22/0944)
Pending consideration: Case Officer: Reg Hawks
No change in month.

EN/24/0334 Land at Prestwood Lane at 522873 139169
14.8.24 Change of use of land from agricultural to mixed use of agricultural and equestrian
The location per the map on the portal shows this to be the land on the left hand side of Prestwood Lane immediately on the first sharp left bend (heading east). Immediately adjacent to the property at EN/22/0509
Pending consideration; Case Officer: Jennifer Baxter
No change in month

EN/24/0333 1 Hilltop Cottages, The Mount RH11 0LF
12.8.24 Re the retrospective application and refusal (DC/22/0347) of change of use of barn to commercial storage (B8). Presumed that the owners have not abided by the refusal of permission and have not reinstated.
Pending consideration: Case Officer: Helen Sissons
No change in month.

EN/24/0272 Bonwycks Lodge Farm, Ifield Wood RH11 0LE
2.7.24 Stationing of containers & Erection of various structures for use as vehicle garage business; this relates to DC/21/2072 where planning permission has been refused for the erection of commercial units
Pending consideration; Case Officer Helen Sissons
No change in month.

EN/24/0212 Trivelles Gatwick Hotel, Charlwood Road RH11 0JY
28.5.24 Erection of unauthorised illuminated signage. While indicated as the 'other' hotel (not Waterhall Farm) which is on Ifield Court Farm and is in the Parish, it is almost certainly actually at the junction of Charlwood Road and Prestwood Lane.
Pending consideration; Case Officer Jo Hopkins-Brown
Still showing as no change in month but Clerk believed that permission had been granted!

EN/23/0224 Brook Yard, Charlwood Road RH11 0JZ
9.5.23 Unauthorised stationing of mobile homes for residential use, laying of hard-standing and change of use of the land (site is opposite junction of Prestwood Lane/Charlwood Road)
Pending consideration; Case Officer Helen Sissons
No change in month

EN/22/0241 Land South of Hillybarn Farmhouse, Hilly Barn Road RH11 0LF

6.6.22

Continued occupation as caravan site contrary to dismissed appeal of DC/20/1993 – default now nearing second anniversary.

The original retrospective planning application was refused 11 December 2020; the Appeal was dismissed 30 May 2022.

Pending consideration; Case Officer Reg Hawks

Per email dated 31 January 2023, Reg Hawks stated the s78 appeal was dismissed on the issue of water neutrality only [The appeal report suggested that this was an easy override reason for dismissal by the Inspector - MF]. Thus, if this matter were to be resolved, it is likely that planning permission would have been granted by the Inspectorate for... use of the land as a two pitch settled Gypsy accommodation site [This is open to challenge and contrary to the Neighbourhood Plan]. In this regard, the Council issued a Planning Contravention Notice as a questionnaire to establish the personal circumstances of the occupiers. There is a family living on the site and it has been resolved that at this stage it would not be expedient to take any formal enforcement action until the issue of water neutrality has been resolved and the appellant allowed to re-apply for planning permission. In reaching this decision, it is important to understand that Local Planning Authorities have discretion to take enforcement action, when they regard it as expedient to do so having regard to the development plan and any other material considerations. The guidance states that enforcement action should, however, be proportionate to the breach of planning control to which it relates and taken when it is expedient to do so. Where the balance of public interest lies will vary from case to case.

No change in month - Nothing further known – presumed in 'too difficult' file.

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