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**DRAFT** Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 18<sup>th</sup> June 2024 at 7.00 pm

**Present:** Cllrs G. Sallows (Chairman), M. Cooke, F. Maitland-Smith, R. Gatt. G. Hussey, M. Fillmore.

**Apologies:** G Fleming, S. White, M Fenton.

**Clerk:** Lisa Wilcock

There were 2 members of the public.

*Meeting commenced 1900hrs*

**1 Apologies for absence**

Cllrs G Fleming, S White, M Fenton.

**2 To approve the Minutes of the last meeting Planning Meeting.**

It was RESOLVED to approve the minutes of the planning committee 28<sup>th</sup> May 2024.

**3 Declaration of Interests**

None.

**4 Open Forum**

Barnwood - put in an application a year ago which was refused. The applicants are planning an open day on site prior to the new planning application. Meeting with the Parish Council before any formal application. Response given was the Parish Council will not be responsible to organise a meeting and it was noted that the Council objected to the previous application. The Council did confirm that they are open to hearing what is being proposed and to understand where mitigation has been made and whether the new proposed was likely to meet the objections made on previous applications. Noted that the Parish Council will only respond formally to a planning application once it has gone through HDC and submitted to Council as part of the consultation process.

**5 Climate crisis**

Members were reminded that there is a climate crisis and that all decisions should be made bearing this in mind. This is a critical aspect of planning and should be considered in all applications. Issue with water neutrality to also be considered.

**6 The planning committee considered responses to the following planning applications:**

*"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."*

- a) DISC/24/0126 East Lodge Ifield Hall Bonnetts Lane Ifield West Sussex RH11 0NY  
Approval of details reserved by conditions 3 and 4 to approved application DC/22/0891.

It was RESOLVED the Council no comment to this application.

- b) DC/24/0826 The Granary Hawkesbourne Farm Rusper Road Horsham West Sussex RH12 4QR Installation of PV Solar panels to Rear (South Elevation) (Lawful Development Certificate - Proposed)

It was RESOLVED the Council to support this application - proviso any concerns from neighbours opposite.

- c) DC/24/0827 The Granary Hawkesbourne Farm Rusper Road Horsham West Sussex RH12 4QR Variation of condition 1 of previously approved application reference DC/21/1071 (Part-conversion of existing detached garage to form habitable living space, incorporating external alterations including creation of 1no dormer, installation of windows, a door and a rooflights) relating to Increase the size of approved window on Side (West) Elevation.

It was RESOLVED the Council no comment to this application.

#### **7. Agree responses to planning applications received since publication of the Agenda**

[DC/24/0917](#) Mowbray – It was RESOLVED no comment to this application. It was noted the pitches are artificial grass.

#### **8. Appeals and Amendments**

- a) DC/24/0033 – Prior Notification for Change of Use of Agricultural Building to 5no. dwellinghouses (C3 Use class). Stumbleholme Farm Rusper Road Ifield West Sussex RH11 0LQ

It was RESOLVED to resubmit the comments made in the application to the planning inspector. This is to be drafted and circulated to Councillors for their additions in advance of submission

- b) DC/23/1806 - Change of use of land and associated siting of 6 No. Eco Lodges for short-term tourist accommodation. Hawksbourne Wood Rusper Road Rusper Horsham.

Noted that trees are already being felled and electricity has been supplied to site in advance of the planning decision. Noted felling license was made by the forestry commission. The Council considered the request to withdraw comments as request by the applicant.

It was RESOLVED to OBJECT to this application. The proposed site is in an important environmental location. The made Rusper Neighbourhood Plan acknowledges the Rusper Ridge as an important biodiversity opportunity area. This ridge is also identified in the plan as one of the wildlife corridors that provide important connection, migration, feeding and hunting areas for the rich wildlife of the area. The introduction of what would be 24-hour human activity right in the middle of this important environment would have a significant impact.

Rusper Parish Council would also challenge the water neutrality statement in terms of expected use of each lodge as 1.32 people, as they seem to be marketed at couples, so a number closer to 2 would be expected and with seating for 6 this could be significantly higher. In the event that permission was granted, the Parish Council would expect serious enforcement of the off-setting measures outlined. Additionally, there would need to be further restrictions to prevent any expansion on the site, or future change of use.

Rusper Parish Council also supports the concerns expressed by neighbouring businesses about the potential impact on their ability to function properly if this application were permitted. 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.

**10. Correspondence ([Document 5](#)) ([Document 6](#))**

a) To agree a response to email from a resident re decommissioning of streetlights in Rusper Road and the consultation process at the time of the inclusion of the made Neighbourhood Plan.

The email was discussed. The Council have not had any other complaints from residents. The Parish is a dark skies area. The pavements are of poor quality. There have been no accidents along that stretch of road. A draft response was written by the Chairman and shown to the Councillors. The request to see the consultation information will be attached to the response. It was **agreed** that Cllr Geroqe Sallows will issue a response.

b) To note the information on the Millfields planning application from HDC.

It was **agreed** that Cllr George Sallows will speak at this planning application.

**11. Update on planning compliance cases**

- a) A report was sent to Councillors in advance of the meeting – noted no further updates.
- b) Prestwood Lane – enforcement officer visited the area. The complainant has contacted enforcement to explain that concrete has been laid in the area for car parking. Waiting for further information.
- c) Rusper Stores – insurance is not paying out due to shutters not being installed. Bars were considered for the windows instead of shutters. This on the agenda for the Council meeting for discussion. It was discussed that if an application was to be taken to HDC then the Parish Council would make comment on it before it was submitted to support the application.

**12. To receive any update on Local Plan Regulation 19**

An update was given to the Councillors - the expectation from Horsham that responses will be in the public domain after the election. HE has submitted a third draft environmental scoping opinion report to HDC it is different to the second draft in October last year. Published the findings of the ecologist for the bats over the past 3 years are now available, water neutrality has been reported bore holes and exploration for these holes will start in August on site. Drainage SUDS are now also included. Noted closing for comments from residents should be submitted before 24<sup>th</sup> June 2024.

**Next Planning Committee meeting is 16<sup>th</sup> July 2024 at 7pm.**

*Meeting closed 2046hrs*

*Signed..... Dated.....*