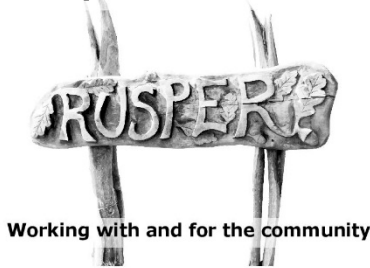


Rusper Parish Council



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Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 15th April 2025 at 7.00 pm

Present: Cllrs G. Sallows (Chairman), M. Cooke, R. Gatt, G. Hussey, M. Fenton, Cllr D. Matthews and Cllr S. White, M. Fillmore, F. Maitland-Smith.

Apologies: Cllr G. Fleming.

Clerk: Lisa Wilcock.

There was 3 members of the public.

Meeting commenced 1902hrs

PC001-25/26 Apologies for Absence

It was **resolved** to **accept** apologies in advance of the meeting from Cllr G Fleming.

PC002-25/26 Chairmans Announcements

No announcements.

PC003-25/26 Approval of the Minutes of the last meeting

It was **resolved** to approve the minutes of the Planning Committee on 18th February 2025. Chairman signed the minutes.

PC004-25/26 Declaration of Interests

Cllr F Maitland-Smith declared an interest in agenda item 12 as she is the Chair of Save West of Ifield campaign group.

PC005-25/26 Open Forum

Re: DC/25/0447 - Land at Hillybarn Farm The Mount Ifield West Sussex. MOP objected to planning application as the design is not in keeping with other properties in the locality and the rural area. There is a well used footpath adjacent to the proposed houses, the property is neglected and has had a fire. The 4 new buildings would not assist the local housing shortage as they are not affordable. No shops schools or buses are near Ifield wood and there are houses proposed in Ifield West with facilities. Road is in a poor state with potholes. Area is used by horse riders and cyclists and the extra properties would increase the traffic. The property is under main flight path, surrounded by ancient woodland, wildlife is prevalent in area including bats roosting in neighbouring houses. Water pressure is already very low in the area and extra dwellings would make it worse. The houses will be at the top of the hill will create light pollution and be easily visible. No written notification for the neighbours has been received. No neighbours are aware of the application. Industrial waste was laid 2 years ago and Environmental Health which also caused traffic issue and was also within 500 m of the site.

PC006-25/26 Climate Crisis

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

PC007-25/26 Agree responses to the following planning applications: Planning log

“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.”

Chairman heard the following application first, upon request of the councillors as there was public interest.

a) DC/25/0447 - Land at Hillybarn Farm The Mount Ifield West Sussex

Erection of 4no. new build dwellings and amended access details. (Alternative to permission granted under DC/22/1918 Prior Approval of Proposed Change of Use of Agricultural Building to form 5 dwellinghouses).

Noted prior approval was permitted on this site. As this is a demolition of a barn the prior approval is no longer valid, and the build requires full planning permission. Noted in 2013 sheep were kept on the site but originally it was a chicken farm. Noted that there was an objection in 2022 also noted that the council registered the right to speak at the committee hearing but this was not accepted. Contamination was reported on site in 2022 and was within 500 meters of the proposed site but is not mentioned in point 6.1.2.

Water supply will be refined rainwater will supply the houses and council challenges the calculation used in the planning application. The calculation does not include what happens if there is not enough rainfall and what will happen to refill the tanks.

It was RESOLVED to strongly object to the planning application. It is an isolated development well outside of any built boundaries contrary to both the existing and emerging local plans. It is off a very narrow country lane more than 2 miles from the nearest public transport and 2.5 miles to the nearest shops.

Despite the planning statement, it is clearly visible from lane.

Previous contamination was stopped by environmental health 2 years ago, including asbestos(?), yet the **Preliminary Contamination Risk Assessment** states:

6.1.2 Landfill and other Waste Sites

There are no records of active/recent or historic landfill sites within 500m.

See EN/22/0121 : Alleged: Importation of material and raising of land levels at Land North of Hillybarn Farmhouse The Mount Ifield West Sussex, which was closed as the dumping stopped, but there was no documentation of any clear up from that activity.

The planning statement references DC/24/0862 - Erection of 1No. dwelling (in the alternative to permission granted under DC/22/0435 - Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. Dwellinghouse). - South House Farm Marringdean Road Billingshurst RH14 9HH, but this bears little or no comparison with this proposal, as it is for a single dwelling only 1.4 miles from Billingshurst Station and local amenities. This proposal is for 4 dwellings almost double the distance from the nearest station and significantly more to Crawley's amenities.

It is under the flight path so aircraft noise will be an environmental issue for anyone living there.

The overall design is not in keeping with the rural location.

The poor road condition is an additional factor for access to this remote location.

The issues of light pollution are not addressed in the the application and the parish council has concerns about the impact on local wildlife, including bats and owls.

There was no planning notice posted at the site and local neighbours were not informed of the proposals.

Action: Clerk to notify the Planning Officer that neighbours have not been notified. *Completed.*

b) DC/25/0455 - Horse Ghylls Wood Farm Capel Road Rusper West Sussex RH12 4PZ

Regularise the use of the small office building, the large barn for dog related uses, the open storage of 6no. containers for self-storage, open storage on land of up to 6no. buses, open storage on land or up to 9no. caravans/trailers and amendments to the external appearance of small office building. (Retrospective).

It was RESOLVED to strongly object to the planning application .

The supporting statement claim "1.3 This application follows the refusal of application DC/24/0716 by HDC on 23 August 2024 which was for the same development. There was a single reason for refusal on the grounds of Water Neutrality. Therefore, the principle of the regularisation of the uses on the site are acceptable, as there has been no material change to the Development Plan or the introduction of other material considerations which would make the development otherwise unacceptable for the LPA to come to an alternative position."

The water neutrality statement provides no facts as to actual current water usage. This site has been in use contrary to planning regulations for a number of years and so water bills should be produced to show the actual current water usage and water usage prior to the dog related uses.

RPC considers this area a concern of significant over-development in such a remote rural location far from any A or B roads and any public transport.

The buses are clearly visible from the Sussex Border Path (footpath 1492) and form a blot on an otherwise rural landscape.



c) CA/25/0040 – 3 Chalice Walk High Street Rusper West Sussex

Surgery to 1x Field Maple (Works to Trees in a Conservation Area)

It was RESOLVED no objection to this application and refer the application to the arboricultural Officer.

PC008-25/26 Agree responses to planning applications received since publication of the Agenda

DC/25/0523 – Devine Homes - the council discussed the lack of visitor parking, no footpaths from site and to refer to the TPO on the removal of the trees to create the entrance. It was **agreed** this item will be resolved at the next council meeting in April.

PC009-25/26 Appeals and amendments

APP/Z3825/W/25/3361573 - The Royal Oak Friday Street Rusper Horsham West Sussex RH12 4QA.

Erection of a pair of two-storey semi-detached dwellings with garages.

It was **resolved** to make a representation noting that the original objections and to note that those objections still stand.

PC010-25/26 Update on planning compliance cases

The council noted the report as attached. ([Document](#))

PC011-25/26 Horsham Local Plan Update

It was **noted** there is no update on the HDC Local Plan Regulation 19 status and the Local Plan is still on hold.

PC012-25/26 West of Ifield planning application

It was **noted** the Homes England exhibition event ahead of their submission of a planning application in 2025 for housing West of Ifield on 30th April 2025 12 noon for parish council to attend.

PC013-25/26 Reports from Informal Meetings

Next planning committee on meeting is

2050 hrs

Signed.....Dated.....