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Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 19th November 2024 at 7.00 pm

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

Apologies: Cllr Daniel Matthews and Cllr Simon White.

Clerk: Lisa Wilcock

There was 1 member of the public.

Meeting commenced 1913hrs

PC0013-24/25 Apologies for Absence

It was **resolved** to **accept** apologies in advance of the meeting from Cllr Daniel Matthews and Cllr Simon White.

PC014-24/25 Approval of the Minutes of the last meeting

It was resolved to approve the minutes of the Planning Committee on 15th October 2024. Chairman signed the minutes.

PC015-24/25 Declaration of Interests

10.2 SWOI will have an interest in a landscape consultant.

PC016-24/25 Open Forum

No comments were made.

PC017-24/25 Climate Crisis

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

PC018-24/25 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."

i) DC/24/1677 Daisy Cottage Bonnetts Lane Ifield West Sussex RH11 0

Removal of Conditions 3 and 4 of previously approved application RS/11/01 (Conversion of buildings to dwelling and garage retention of access removal of hardstanding to form paddock), to remove permitted development right restrictions.

The council objects to this application. These restrictions just remove permitted rights and require any future changes to need specific permission. This is not dissimilar to restrictions on Listed Buildings. The supporting reasons for the removal of conditions are spurious and list points such as "amenity" not being valid, however the definition of amenity as "the pleasantness or attractiveness of a place" is wholly relevant as was the main reasons for both conditions 3 & 4 being imposed. Changes in planning policy have made conversion of buildings easier, but the requirements for subsequent development after the conversion can still have similar conditions imposed and no legal planning change (that RPC are aware of) has altered this. The rules for conditions were met at the time and the council feel are reasonable against the criteria they list in their document and are also reasonable against the latest

NPPF guidance [(a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development]. Given the rural nature of the location, requiring planning consent for any further changes is not unreasonable.
It was RESOLVED objection to the application. The vote was unanimous.

ii) DC/24/1605 - Heathers Farm Prestwood Lane Ifield Crawley West Sussex RH11 0LA

Application to confirm the continuous use of Hay Barn, Cattle Barn, Tractor Barn, 2no. Mobile Caravans and 1no. Static Caravan for Agricultural purposes for a period in excess of ten years (Lawful Development Certificate - Existing).

The council objects to this application. No evidence is provided for the claims of continuous use and the council can understand that the caravans have only arrived on site within the past two years and other unlawful use of the site has only been for less than ten years.

It was RESOLVED objection to the application. The vote was unanimous.

iii) DC/24/1701 - Hyders Farmhouse Bonnetts Lane Ifield West Sussex RH11 0NY

Lawful development certificate to vary condition 8 of DC/24/0392 to confirm that other sustainable development of rural areas uses referred to in Policy 26 of the Horsham District Planning Framework (2015) would not constitute a material change of use of the building to cover existing sand school. The proposed uses in the alternative in this instance are: 1. Parking of horse boxes 2. Waste Transfer 3. Courier Depot.

The council objects to this application. The proposals would constitute a significant change of use to commercial, with a resultant increase in road traffic access from the narrow country lane. There is also no indication of the type of waste transfer proposed and no way to judge any environmental risks.

It was RESOLVED objection to the application. The vote was unanimous.

PC019-24/25 Agree responses to planning applications received since publication of the Agenda

DC/24/1437 Swaminarayan Manor Bonnetts Lane Ifield Crawley West Sussex RH11 0NY

Construction of a car park.

It was RESOLVED to no objection provided the hedge along Bonnetts Lane is restored to provide screening.

PC020-24/25 Appeals and amendments

EN/22/0509 APP/Z3825/C/24/3353722

Land West of Lower Prestwood Farm Prestwood Lane Ifield West Sussex - Appeal against the Issue of an Enforcement Notice.

It was RESOLVED to send the responses to the Planning Inspectorate on both the appeal against the enforcement and the refused planning application. In both cases council support the decisions and actions of HDC and confirm the objections to the planning application. The vote was unanimous.

PC021-24/25 Update on planning compliance cases

Carried to next meeting.

PC022-24/25 Horsham Local Plan Update

- i) The Chairman referred to the email correspondence from the Local Plan Program Officer. It was **agreed** that Cllr George Sallows will write a letter after the meeting in response to the email. Carried to the next meeting. The councillor who will attend at the Local Plan Hearings to represent council was **agreed** as Cllr G Sallows Chairman of Planning Committee.
- ii) The council **considered** a reserve, it was **agreed** that Bob Etherington of the Neighbourhood Planning Group will represent the council as an associate member representative guided by the Chairman. It was **proposed** that Neil Williamson could also attend on the Parish Councils behalf as a planning consultant at a cost. Item is to be raised at next council under representations for council consideration.

PC023-24/25 Reports from Informal Meetings

- i) The issue of the pavement footpath opposite The Star pub was raised. WSCC have written to the landowners to cut the hedge back, Clerk previously reported the unlevel footpath in August 2023. Chairman has arranged a meeting with WSCC to discuss the issue. Carry to next meeting.
- ii) The issue of signage to encourage members of the public to use the village Shop meeting was raised. It was discussed that the signage could be placed outside Ghyll Manor. Carry to next meeting.

Next Planning Committee meeting is combined with full council on 17th December 2024 at 7pm.

2037hrs

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