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Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 17th September 2024 at 7.00 pm

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

Apologies: Cllr M Fenton, Cllr G Fleming.

Clerk: Lisa Wilcock

There was 1 member of the public.

Meeting commenced 1900hrs

1 Apologies for absence

Cllr Marion Fenton and Cllr Gill Fleming.

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

It was RESOLVED to approve the minutes of the planning committee 17th July 2024.

3 Declaration of Interests

None.

4 Open Forum

None.

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."

No plans were issued before the Agenda to be considered.

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

DC/24/1300 Former Longfield House East Street Rusper West Sussex RH12 4RB

Erection of 2No. detached self-build dwellings with car parking. Relocation of an approved access and retention of existing access.

It was discussed that the application has changed since the last submission. Noted that the traffic report states traffic will enter East Street. The Council reviewed the application with the new drawing considering past permitted application and reviewed the transport report with consideration of extra cars entering East Street. It was discussed that six flats were of a benefit to the village balancing the large houses being built, water neutrality on the application was noted and the conclusion net neutral water demand once scheme retro fits have been accounted for. If seen application now would there have been an objection. 6 flats are preferential for the village.

It was RESOLVED to object to the application amendment.

RPC feels that the already permitted six flats is of greater value to the village as it provides a better balance against the other larger houses currently being built. The Neighbourhood Plan seeks to encourage such a balance to provide more options for younger couples and options for elderly residents looking to downsize. The suggested change to two larger self-build houses fails to help to achieve those objectives.

8. Appeals and Amendments

None.

10. Correspondence

a) Verbal update on the correspondence regarding the streetlighting in Rusper Road Ifield.

It was **noted** the one resident in Ifield complaining about a lack of street lighting in Rusper Road, Ifield. In terms of the current NP the current lighting is correct. There was an argument that the area is more developed, but the new houses do not have any new street lighting. Noted that the Parish Council have made a case to WSCC to improve the footpath and flooding.

b) Verbal update on the correspondence regarding Simon's field.

It was **noted** that exchanges between a resident regarding the Environmental Health impacts were made. The Council have passed the complaints either directly or indirectly but has been copied on documentation. Noted that HDC Planning Enforcement followed up positively with legal advice that any use of the site outside of the conditions of planning is unlawful under planning terms applied. Owners have been notified and use has ceased outside of hours. Noted that Environmental Health reports are outside of the Parish Council remit and Environmental Health will only take a complaint forward from the complainant directly. It was **agreed** that the matter is now closed and any further actions from the individuals need to go to the relevant authorities directly.

c) Signage for school children. An email was received from a member of the public regarding a lack of signage for school children and the school bus pick up. It was **agreed** to write a letter of support for the bus to stop further along the road as described. It was **agreed** to make a representation to WSCC to install a Children Slow signage to be erected along that stretch of road. **Action** Clerk contact County Councillor Katie Nagel to progress both issues. Noted that payment of signage would be recommended to Council for authorisation under a S106 grant scheme DC/14/2132.

11. Update on planning compliance cases

A report was issued by Cllr M Fillmore at the meeting. A verbal update was given. Noted that there are 6 new enforcements within the Parish. New enforcement case at The Mount Farmhouse was also noted.

12. NPPF response for approval deadline 24th September 2024.

Comments were submitted by the informal working party on to a live document. It was **RESOLVED** to submit the comments to the NPPF before the deadline 24th September 2024. Noted that the covering letter for the 2023 submission will largely be used again with an amendment to the new calculation and to make the relevant points the group have raised. It was **agreed** that Cllr George Sallows will submit the document on behalf of the Parish Council before the deadline on 24th September.

13. Local Plan Regulation 19 Update

Noted the letter as attached from Matthew Pennycook including the questions raised from the information given. ([Document 4](#)).

14. It was noted that next Planning Committee meeting is 15th October 2024 at 7pm subject to planning applications to be considered.

Meeting closed 2040 hrs

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