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Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 18th November 2025 at 7.00 pm.

Present: Cllrs M. Cooke, G. Hussey, M. Fenton, S. White (Vice Chairman), F. Maitland-Smith, Cllr M Fillmore.

Apologies: Cllr G Fleming, Cllr R Gatt, Cllrs G. Sallows (Chairman), D. Matthews.

Clerk: Lisa Wilcock.

There were no members of the public present.

Meeting commenced 1900hrs

PC067-25/26 Apologies for Absence

Apologies were received and accepted from Cllrs G Fleming, R Gatt, G. Sallows (Chairman), D. Matthews.

PC068-25/26 Minutes of the Previous Meeting

The minutes of the Planning Committee meeting held on 21 October 2025 were approved as a correct record and signed by the Vice Chair.

PC068-25/26 Declarations of Interest

Cllr Fenella Maitland-Smith declared an interest in Agenda Item 9 in her capacity as Chair of SWOI.

PC069-25/26 Open Forum

No members of the public.

PC070-25/26 Climate Crisis

The Committee acknowledged the ongoing climate crisis. Members reaffirmed that environmental considerations must be applied to all planning decisions taken during the meeting.

PC071-25/26 Planning Applications

a) DC/25/1635 – Hawksbourne Wood, Rusper Road, Rusper RH12 4QS

Variation of condition 1 relating to revised layout for 6 Eco Lodges.

Decision: The Committee resolved to no comment as previous comments have been supported by the arboriculturist.

b) DC/25/1772 – Millfield Rise, Horsham Road, Rusper RH12 4PR

Surgery to 1 x Chestnut.

Decision: The Committee resolved no objection.

c) DC/25/1716 – North Lodge, Capel Road, Rusper RH12 4PZ

Change of use of outbuildings to holiday lets.

Decision: The Committee resolved no objection to the application.

d) DISC/25/0302 – The Granary, Hawkesbourne Farm, Rusper Road, Horsham RH12 4QR

Approval of details reserved by Condition 3 of DC/24/0827.

Decision: The Committee resolved to raise no objection and noted that the application concerns technical compliance with previously approved conditions.

PC072-25/26 Planning Applications Received Since Publication of the Agenda

a) DC/24/1338 Scrag Copse Farm Prestwood Lane Ifield West Sussex RH11 0LA

Change of use of the land from agricultural to equestrian.

Decision: The Committee resolved to raise no objection to the application but requested a control of lighting, limits on commercial use, protection of the rural landscape and ecological features, and appropriate access and drainage arrangements to be considered by the planning officer.

b) DC/25/1852 Millfields Farm Horsham Road Rusper West Sussex RH12 4PR

Removal of Condition 18 of previously approved application DC/24/0699 (Demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works) Relating to Water Neutrality.

Decision: The Committee resolved to raise objection to the application. Water Neutrality remains a requirement within the Arun Valley water supply zone according to the latest update from HDC. It was essential to making the original development acceptable under the Habitats Regulations. Without a secured water neutrality strategy, the proposed 43 dwellings would risk increasing water abstraction and harming the protected Arun Valley SAC, SPA and Ramsar sites. The Parish Council therefore requests that the application is refused.

c) DC/25/1846 19 Gardeners Green Rusper West Sussex RH12 4QY

Erection of a front porch, two storey side and single storey rear extension.

Decision: The Parish Council has no comment to make regarding the application.

PC073-25/26 Appeals and Amendments

Planning Appeal - DC/24/0164 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).

The Parish Council notes the appeal for a Lawful Development Certificate for the stationing of a caravan at the site. The Council emphasises that any certificate should only be granted if there is clear evidence that the caravan has been used continuously and lawfully for the claimed period. The Council makes no formal objection or support but stresses careful scrutiny of the evidence.

PC074-25/26 DC/25/1312 – West of Ifield, Charlwood Road, Ifield

The Committee reviewed this ongoing major application, which is scheduled for determination in early 2026. Updates have been made to the Design Statements in Chapters 2, 4, 6, and 7. It was noted that Chapter 7 may be of particular interest and could warrant a response from the Council. This item will be carried forward to the next meeting and will remain on future agendas until a decision is made by HDC.

Date of Next Meeting

The next meeting of the Planning Committee will be held on **Tuesday, 20th January 2025.**

Meeting closed at 1935hrs

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