

Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 20th January 2026 at 7.00 pm.

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

Apologies: Cllr R Gatt.

Clerk: Lisa Wilcock.

There were no members of the public present.

Meeting commenced 1901 hrs

PC075-25/26 – Apologies for Absence

Apologies for absence were received from Cllr R Gatt.

RESOLVED: Apologies were accepted.

PC076-25/26 – Minutes of the Previous Meeting

The minutes of the Planning Committee meeting held on 18 November 2025 were considered.

RESOLVED: That the minutes be approved as a true and accurate record and signed by the Chairman.

PC077-25/26 – Declarations of Interest

Members were invited to declare any disclosable pecuniary or personal interests in relation to the items on the agenda. Cllr Fenella Maitland-Smith declared a personal interest in her role as Chair of Save West of Ifield.

PC078-25/26 – Open Forum

The Chairman opened the meeting to the public.

No members of public.

PC079-25/26 – Climate Crisis

The Committee acknowledged the ongoing climate crisis and confirmed that environmental impact would be taken into account when considering all planning matters.

PC080-25/26 – Planning Applications

a) DC/25/2153 – The Willow Tree, Faygate Lane, Faygate, RH12 4SN

Erection of a single-storey side extension, demolition of existing detached double garage and construction of a replacement adjoining double garage, demolition of an existing timber-framed outbuilding, and associated landscaping works including a covered outdoor cooking and dining area.

RESOLVED: The Parish Council **agreed** no comment to the application.

The Parish Council notes that the drawings issued propose two ground floors, which may be misleading.

b) DC/25/2129 – Hurst Hill, Topham Farm, Rusper Road, Rusper, RH12 4QS

Prior notification for the erection of an agricultural building for the storage of hay, haylage, silage, and equipment.

RESOLVED: No comment as HDC have already permitted the development.

c) DC/25/1954 – 1 Hilltop Cottages, The Mount, Ifield, West Sussex

Removal of existing barn building and erection of five detached single-storey self-build/custom-build dwellings with associated works.

RESOLVED: Object. The Committee considers that the scale and density of the proposed

development are excessive for the site and would have an unacceptable impact on the character of the area, local amenity, and the surrounding countryside. Concerns are also raised regarding access to the site, the impact of construction traffic, and potential effects on grazing animals. The proposal is therefore considered contrary to the Rusper Parish Council Neighbourhood Plan, particularly the policies relating to appropriate scale and density of development, landscape character, and the protection of the rural setting. The Council also notes that there is a successful dog kennel business opposite the site and that the area is both equestrian and frequently used by walkers, with no footpaths, meaning horses and pedestrians regularly share the road. The Parish Council further notes that application EN/24/0333 on the same site is still outstanding.

PC081-25/26 – Planning Applications Received Since Publication of the Agenda

a) DC/26/0054 Winterfold Farm Wimland Road Rusper West Sussex

Variation of Condition 1 of previously approved application DC/24/1787 (Erection of 1 No. self-build dwelling house for equestrian workers (to replace an existing mobile home granted planning permission under ref: DC/20/0937)) for alterations at basement level.

RESOLVED: no comment.

PC082-25/26 – Appeals and Amendments

Planning Inspectorate Reference: APP/Z3825/W/25/3376429

HDC Reference: DC/24/1835 Site: Land to the Rear of The Rectory, High Street, Rusper

Description: Erection of 9 new build dwellings including vehicle access and landscaping.

The Committee reviewed the appeal documentation.

RESOLVED: Any further objections will be agreed and submitted on 21st January 2026, with agreement reached via Council email.

PC083-25/26 – Enforcement Report

The Committee received an update on current enforcement matters within the Parish.

The Council **accepted** the verbal update report.

PC084-25/26 – Ghyll Manor Hotel

Correspondence received from a member of the public was considered.

The Committee discussed possible next steps.

RESOLVED: The Clerk will thank the correspondent for their letter and confirm that the Council will provide further updates in due course. The Council is aware of the site and is maintaining contact with the owners.

PC085-25/26 – DC/25/0523 Devine Homes Site, East Street, Rusper

The discussion covered issues relating to the development site, including disruptions to highway travel into and out of the village.

Noted that the Clerk has invited the County Councillor to continue engagement with Horsham District Council, West Sussex County Council, and other relevant parties to explore potential ways forward.

PC086-25/26 – DC/25/1312 – West of Ifield, Charlwood Road, Ifield, West Sussex

The Committee reviewed the current status of the application.

Noted that the Save West of Ifield AGM is tomorrow and it was agreed that Cllr George Sallows will represent the Parish Council at the event.

Date of Next Meeting

The next meeting of the Planning Committee will be held on **Tuesday, 17th February 2026**.

Meeting closed at 2000hrs

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