



Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 17th February 2026 at 7.00 pm.

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

Apologies: Cllr S White, Cllr D Matthews, Cllr D Halsey.

Clerk: Lisa Wilcock.

There were 2 members of the public present.

Meeting commenced 1900 hrs

PC087-25/26 Minutes of the Previous Meeting

The Minutes of the Planning Committee meeting held on 20th January 2026 were considered.

Resolved: That the Minutes be approved as a true and accurate record and signed by the Chairman.

PC088-25/26 Declarations of Interest

Cllr Fenella Maitland-Smith declared an interest in item 10 as Chair of Save West of Ifield.

PC089-25/26 Open Forum

Members of the public were invited to speak at the Chairman's discretion.

MOP discussed land they purchased Croudace Site in Lambs Green. Committee made no comment.

PC090-25/26 Climate Crisis

The Committee acknowledged the ongoing climate crisis and confirmed that environmental implications were considered in all planning responses.

PC091-25/26 Planning Applications

The Committee considered the following applications as listed on the Planning Tracker:

a) DC/26/0214 – Hillybarn Farmhouse, The Mount, Ifield, West Sussex RH11 0LF

Prior Notification for Change of Use of an Agricultural Building to 5 dwellinghouses (C3 Use Class).

Resolved: That the Parish Council **strongly objects** to Prior Notification DC/26/0214 and recommends that prior approval be refused. Members considered that the creation of five dwellings represents an excessive level of residential intensification for the site and would be harmful to its rural setting. Members also expressed concerns about highway safety arising from increased vehicular movements on narrow local roads, prominent hilltop location with light pollution which is contrary to the RPC made NP. Council agreed to copy the objection made on DC/25/0447. Clerk to submit comments.

b) DC/26/0054 – Winterfold Farm, Wimland Road, Rusper, West Sussex RH12 4QU

Variation of Condition 1 and removal of Condition 4 of previously approved application DC/24/1787 (Erection of 1 No. self-build dwelling house for equestrian workers) for alterations at basement level and to remove water neutrality.

Resolved: No comment.

c) DC/26/0128 – 21 Steeres Hill, Rusper, West Sussex RH12 4PT

Surgery to 1 x Oak.

Resolved: No objection.

PC092-25/26 Planning Applications Received Since Publication of the Agenda

None received.

PC093-25/26 Appeals and Amendments

Appeal Notification (Further Opportunity to Comment – DC/24/1835)

The Planning Inspector has invited further comments in relation to *The Glebe* appeal. This letter serves to notify you that the Inspector is providing an additional opportunity to submit representations to the Planning Inspectorate. Please note that comments must relate only to Section 3 (pages 4–6) of the Appellant’s Heritage Rebuttal Statement. This section includes evidence concerning the significance of *The Old Rectory* as a non-designated heritage asset.

Resolved: That a further objection be submitted regarding the heritage asset, affirming its standing and significance to the Parish as a non-designated heritage asset. The objection is to be prepared by the Chairman of Planning and submitted by the Clerk no later than 27 February 2026.

PC094-25/26 Enforcement Report

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

PC095-25/26 DC/25/1312 – Land West of Ifield, Charlwood Road, Ifield, West Sussex

The Committee considered whether any further response was required in respect of this application. It was noted that this item will remain on the agenda until determined by Horsham District Council Planning Committee.

The Local Plan is therefore active once again, and this may have potential implications for the proposed development at West of Ifield.

The revised Ministry of Housing, Communities and Local Government National Planning Policy Framework introduces new conditions where a planning application seeks to pre-empt the Local Plan process. It is considered that both of these conditions are engaged in relation to the West of Ifield development.

The Parish Council is of the view that this matter should be raised with HDC, and that determination of the application should be deferred until these issues are resolved through the Local Plan process.

Resolved: Chairman of Planning to write a response and send to Clerk to issue to HDC Planning.

Meeting closed 2003hrs

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