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Minutes of the Extra Planning Committee Meeting held at Rusper Village Hall on Tuesday 5th August 2025 at 7.00 pm.

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

Apologies: Cllrs R. Gatt, G. Fleming.

Clerk: Lisa Wilcock.

There were no members of the public present.

Meeting commenced 1900hrs

PC038-25/26 Apologies for Absence

It was **resolved** to accept the apologies from Cllr Ritchie Gatt and Cllr Gill Fleming.

PC039-25/26 Minutes of Planning Committee

It was agreed that the approval of the minutes of the previous Planning Committee meeting will be deferred to the next scheduled meeting on **Tuesday, 16th September 2025**.

PC040-25/26 Declaration of Interests

No declarations were made.

PC041-25/26 Open Forum

No members of the public were present.

PC042-25/26 Climate Crisis

The council acknowledged that there is currently a climate crisis, and to ensure that all decisions made within the meeting have consideration to this.

PC043-25/26 Agree responses to the following planning applications: Planning log

a) **DC/25/1166** – *Stumbleholme Farm, Rusper Road, Ifield, RH11 0LQ*

Prior Notification for the change of use of agricultural buildings to 10 dwellings (C3 Use Class). Access onto road, access to footpath, sewage and waste disposal, active farm buildings on site and have housing development interspersed with farm buildings, isolated location, no public transport was discussed. 24/0036 response to be used again to respond to this application.

It was resolved to base the objection on the previous objection, and for the Chairman of Planning to edit the document to ensure that it covers all aspects of the new application.

Deadline:

14th August 2025

Action:

The Clerk is to email HDC stating the following:

- There is no evidence of water neutrality.
- The application is missing location plans.

- As a result, the Council is unable to fully consider the application.
 - The Council formally requests an extension to the deadline for comments.
- b) **DC/25/1120** – *Land Adjacent to Pucks Croft Cottage, Horsham Road, Rusper*
Outline application for the erection of 4 dwellings, extension to existing cottage, alterations to access, and provision of landscaping.

It was resolved to **strongly object** to this planning application. It was agreed that the **Chair of Planning** would add councillors comments, prepare and circulate the final draft of the objection letter prior to submission to HDC Planning.

Key Objections and Concerns:

- The proposal includes only one visitor parking space, which is insufficient.
 - Tree information is out of date, and the protection of trees along the site boundary is not addressed.
 - One building's placement risks damage to tree root structures and should be relocated.
 - The site was previously rejected for development in the Made Neighbourhood Plan.
 - The proposal would result in development over the source of the River Mole, a critical environmental concern.
 - The application states the site benefits from sustainable transport, which is inaccurate:
 - The No. 52 bus service referenced in section 3.10 does not operate daily as claimed.
 - There is no demonstration of water neutrality.
 - The location plans are missing, meaning the application is incomplete and cannot be properly considered.
- c) **DC/25/0936** – *CCM Depot, Compliance House, Rusper Road, Ifield, RH11 0LQ*
Erection of a single-storey front extension to the existing MOT Juice building.

Council notes that this planning application has been **withdrawn** temporarily due to the **absence of a Water Neutrality Statement**.

- d) **DC/25/1255** - *Longfield House East Street Rusper West Sussex RH12 4RB*
Non Material Amendment to previously approved application DC/24/1144 (Variation of Condition 'A' to DC/14/0413 and Condition 1 of previously approved applications DC/15/0834, DC/15/1712, DC/21/2359, DC/23/0069 Relating to the alignment and position of the access drive and refuse collection point. The access position remains unchanged.) For changes to the hardstanding area to the front (east) of Plots 2 and 3 to include the provision of a turning head for larger vehicles, and the provision of 2 no. underground water tanks for fire fighting purposes.

It was **resolved** no comment on the application.

PC045-25/26 Planning Hearings

DC/24/1835 – *Land to the Rear of The Rectory, High Street, Rusper*
Erection of 9 new dwellings including the formation of a new vehicle access and associated landscaping works.

It was **resolved** to delegate Cllr George Sallows to represent the Council on 19th August 2025. Council should consider appointing another councillor to represent the Council for future engagements of this nature.

PC047-25/26 Horsham Local Plan Update:

- It was noted that HDC has submitted a complaint to the Planning Inspectorate concerning the current status of the plan.

Mowbray Development – Questions for the Meeting:

1. **Bus Service:**

- What progress has been made with bus companies regarding a service through Rusper to Crawley?
 - Will the bus service include Rusper village?
 - There has been no recent update – can a timeline or confirmation be provided?
- 2. Retail Development:**
- Is there a Morrisons supermarket planned as part of the development?
 - If so, what are the expected timelines and locations?
- 3. Construction and Site Traffic:**
- What measures are being put in place to manage site traffic?
 - Will all site traffic exit the site by turning right, avoiding left turns through Rusper village?
 - How will the developer prevent the village from being used as a cut-through by construction or future residential traffic?

Next planning committee on meeting is 16th September 2025

Signed.....Dated.....
Meeting closed at 1955hrs