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Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 21st October 2025 at 7.00 pm.

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

Apologies: Cllr G Fleming, Cllr R Gatt.

Clerk: Lisa Wilcock.

There were no members of the public present.

Meeting commenced 1900hrs

PC057-25/26 Apologies for Absence

Apologies were received and approved from Cllr G Fleming, Cllr R Gatt.

PC058-25/26 Minutes of the Previous Meeting

It was resolved to accept the minutes of the Planning Committee meeting held on 16th September 2025 as a correct record. Minutes were signed by the Chair.

PC059-25/26 Declarations of Interest

No declarations of interest were made in respect of items on the agenda.

PC060-25/26 Open Forum

Councillors were reminded to submit comments on DC/25/1312.

PC061-25/26 Climate Crisis

The Committee reaffirmed its commitment to considering the environmental impact of all decisions made and acknowledged the ongoing climate crisis.

PC062-25/26 Planning Applications

The Committee considered the following applications and agreed comments for submission to Horsham District Council:

a) DC/25/1548 – Bonwycks Lodge Farm, Ifield Wood, Ifield, West Sussex, RH11 0LE

Change of use from general industrial/storage or distribution (Class B) to airport parking (Sui Generis).

Comment: **Resolved:** The Committee objected to the application on the following grounds:

1. Traffic Impact – Concern that the proposal would lead to an increase in vehicular traffic on narrow rural roads which includes sharp bends in Ifieldwood, which is liable for flooding, creating potential highway safety issues for other users, including pedestrians, cyclists, and equestrians including carriage horses.
2. Noise and Disturbance – The development is likely to result in unacceptable noise and general disturbance, detrimental to the amenity of nearby residents and inconsistent with the quiet rural character of the area including light pollution which is contrary to the dark skies policy in the made Rusper Neighbourhood Plan policy RUS10.
3. Environmental and Landscape Impact – The proposed use is incompatible with existing rural land use and would harm the character and appearance of the countryside, contrary to Policies 25 and 26 of the Horsham District Planning Framework.

4. Public Footpath – The Committee noted the objection raised by the Ramblers Association concerning the potential loss or obstruction of a public footpaths (1507 and 1509), and agreed that public rights of way should be safeguarded.
5. Policy Conflict – The proposal is considered contrary to HDPF Policies 26 Countryside Protection and 33 Development Principles, and the relevant sections of the National Planning Policy Framework relating to environmental protection and sustainable rural development.
6. Noted the application documents were not available on the portal at the time of council consideration due to technical fault at Horsham District Council.

b) DC/25/1514 – 7 Cooks Mead, Rusper, West Sussex, RH12 4PU

Demolition of existing rear conservatory and extension. Erection of a single storey rear extension and associated alterations.

Comment: **Resolved.** The Committee raised no objection but agreed not to make comment.

c) DC/25/1442 – The Cabin, The Vineries Nurseries, Lambs Green, Rusper, RH12 4RG

Erection of a replacement (workshop) outbuilding.

Comment: **Resolved.** The Committee raised no objection, subject to confirmation that the use remains ancillary to the main property and not for separate commercial or residential use. Council wants to ensure that other enforcements on the same site are followed up.

d) DC/25/1337 – Moon Rakers, East Street, Rusper, West Sussex, RH12

Replacement of existing detached garage with garage including ancillary residential accommodation. Additional highway access and associated driveway.

Comment: **Resolved.** The Committee expressed concern regarding the proposed new access and potential impact on highway safety. If approved, conditions should ensure the accommodation remains ancillary to the main dwelling.

PC063-25/26 Planning Applications Received Since Publication of the Agenda

DC/25/1635 Hawkesbourne validated 20th October 2025.

Comment: **Resolved.** The Council expressed concern regarding the potential impact of the revised layout on the trees adjacent to Unit 6.

PC064-25/26 Appeals and Amendments

Appeal Ref: APP/Z3825/W/25/3361573 The Royal Oak, Friday Street, Rusper RH12 4QA

Council noted that the appeal was rejected.

Chair included *enforcement* update from Cllr Fillmore following distribution of the latest enforcement report.

PC065-25/26 Licensing

The Committee reviewed the licence for Faygate Stores and noted no objections, subject to continued compliance with operating hours and noise management requirements.

PC066-25/26 DC/25/1312 – West of Ifield, Charlwood Road, Ifield, West Sussex

The Committee reviewed the latest updates relating to this major planning application. It was agreed that this item remain on the agenda pending determination by Horsham District Council's Planning Committee. It was **agreed** to write to all councillors and Members of Parliament outlining the objections, and to submit a formal letter to the planning committee closer to the committee meeting date. This item will be carried forward to the next meeting. Thanks were expressed to Chair for his dedication in getting the final draft of the objection to the Clerk prior to the Sunday deadline.

Date of Next Meeting

The next meeting of the Planning Committee will be held on **Tuesday, 18th November 2025.**

Meeting closed at 2005hrs

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