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

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

Apologies: Cllr G. Fleming

Clerk: Lisa Wilcock

There was 0 members of the public.

Meeting commenced 1900hrs

PC0024-24/25 Apologies for Absence

It was **resolved** to **accept** apologies in advance of the meeting from Cllr G Fleming.

PC025-24/25 Approval of the Minutes of the last meeting

It was **resolved** to approve the minutes of the Planning Committee on 19th November 2024. Chairman signed the minutes.

PC026-24/25 Declaration of Interests

No declarations were made.

PC027-24/25 Open Forum

No member of the public were present.

PC028-24/25 Climate Crisis

To **acknowledge** that there is currently a climate crisis, and to ensure that all decisions made within the meeting have consideration to this.

PC029-24/25 Agree responses to the following planning applications: Planning log

"In the event that the officers are minded to propose the acceptance of this application, Rusper Parish Council would ask for it to go to full committee and that the Parish Council is allowed to speak to their objections at the meeting."

i) DC/24/1835 Land To The Rear of The Rectory High Street Rusper West Sussex

It was **RESOLVED** to accept the representation made by the Clerk on 9th January 2024.

ii) DC/24/1896 Ashfolds Horsham Road Rusper West Sussex

Erection of extension and alterations to barn style garage to form 1 no new dwelling. Demolition of annexe and erection of 1 no detached dwelling.

It was RESOLVED to no objection but the council request that a condition is considered so the water usage is measured before and after to support the water neutrality report. The council request a condition to ensure it is used for the applicant's family occupation only.

PC030-24/25 Agree responses to planning applications received since publication of the Agenda

i) DC/25/0074 Curtis Farm Green Lane Horsham West Sussex RH12 4PP

Prior Notification for the creation of an access road and hardstanding to provide access and manoeuvring space for farm machinery to the proposed agricultural building required for the isolation of livestock and lambing.

It was **RESOLVED** to object to this application as based on objection DC/25/0071.

ii) DC/25/0071 Curtis Farm Green Lane Horsham West Sussex RH12 4PP

Prior Notification for the creation of an Agricultural Barn for the quarantine and isolation of sheep and cattle.

It was **RESOLVED** to object to this application as the barn is the maximum permitted size which will spoil the landscape and would interrupt the views of the rural setting, the barn will be seen from the road and is considered an eyesore. The council suggest that the building can still reach criteria if it was placed elsewhere within the land available such as the opposite side of the woodland which would obscure it from view.

iii) DC/23/2325 Scrag Copse Farm Prestwood Lane Ifield West Sussex

Change of use from B8 (Storage and Distribution) to the use for vehicle parking, storage and maintenance (Sui Generis) and / or B8 (Storage and Distribution) together with office provision, installation of roller shutters, windows, landscaping and associated works (Retrospective)

It was RESOLVED to object to the application as the water neutrality statement does not account for the use of the site in the terms of the washing multiple vehicles, but it only caters for the employees.

PC031-24/25 Update on planning compliance cases

- i) A **report** was issued at the meeting and was **noted**.
- ii) **East Street, Rusper** - It was reported to council that the unauthorised removal of hedgerow and trees from the verge in East Street had occurred. There appears to have been no felling licence or highways or planning licence for works. The Clerk reported it to the necessary authorities and action to place a TPO on the remaining trees has been applied. Carry to the ordinary meeting of the council on 28th January.

PC032-24/25 Developer meetings

- i) **Millfields/Stonebond** – It was agreed to move the 28th January 2025 at 6pm meeting to 18th February 2025 as there was a HDC meeting to present the new water neutrality policies the same evening. S106 first option on green space. It was **proposed** to formally agree that the council get first option for public areas as part of the S106 agreement subject to the agreement of detailed plans. The vote was unanimous. It was RESOLVED that council have agreed to the first option on the public open space and the Clerk is to write to Stonebond to confirm this as per their request.
- ii) **Millfields/Stonebone** – the council agreed to work with Stonebond on the details of the development despite the unexpected permission being granted by HDC against the policies within the made NP. The items for discussion are to include; a pinch point – at access point onto Horsham road, the TRO for the 30mph extension, inclusion of a wildlife area and playground area, levelling off

the green area before council adoption, PROW that run through the site and their diversions and expected standard of work.

- iii) **The Glebe/Peak Developers** – the council met with the developer after the consultee deadline on 10th January 2025. The council outlined their objections to the developer but did agree that if the development did go ahead the council would want to engage with the developers to negotiate \$106 funding towards replacement play equipment in the current playground and traffic calming.

PC033-24/25 HDC Water neutrality- important update for the consideration of planning applications

It was **discussed** that there is a need of a summary note to explain how this affects planning considerations. It was agreed that Cllr George Sallows will put an explanation in writing to the council.

PC034-24/25 Horsham Local Plan Update

It was noted that the Local Plan has been suspended and there is a meeting at HDC on 28th January 2025 at 5.30pm via Zoom. Carry item to the next meeting.

PC035-24/25 Reports from Informal Meetings

None.

Next Planning Committee meeting is on 18th February 2025 at 7pm.

2037hrs

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