



Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 19th May 2026 at 7.00 pm.

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

Apologies: D Halsey, D Matthews,.

Clerk: Lisa Wilcock.

There was 0 members of the public present for the meeting.

Meeting commenced 1900hrs

PL012-26/27 Apologies for Absence

Apologies for absence were received and approved from Councillor

PL013-26/27 Minutes of the Previous Meeting

RESOLVED: That the Minutes of the Planning Committee meeting held on 21st April 2026 be approved as a true and accurate record and signed by the Chairman.

PL014-26/27 Declarations of Interest

Cllr Fenella Maitland-Smith declared an interest in any agenda item in connection with West of Ifield application as she is Chair of Save West of Ifield.

PL015-26/27 Open Forum

No members of the public spoke during Open Forum.

PL016-26/27 Climate Crisis

The Committee acknowledged the ongoing climate crisis and agreed that environmental implications should continue to be considered in all planning responses and decisions.

PL017-26/27 Planning Applications / Planning Tracker

a) DC/25/1312 – West of Ifield, Charlwood Road, Ifield, West Sussex

The Committee noted advice received from HDC that amendments to the application are forthcoming, with determination anticipated in June 2026.

RESOLVED: That the Committee maintains its strong objection to application DC/25/1312 and reiterates its significant concerns regarding the scale and cumulative impact of the proposed development west of Ifield. Members considered that the proposal would result in unacceptable harm to the character of the area and surrounding countryside, together with severe pressure on the local highway network, healthcare services, schools, drainage infrastructure and other community facilities, none of which are considered capable of accommodating development of this scale. The Committee also raised concerns regarding environmental impacts, sustainability, biodiversity loss and the wider urbanisation of the rural setting.

The use of AI was also discussed as a means of identifying any additional relevant matters that may not already have been considered within the Council's response.

It was further **RESOLVED** that a robust response setting out the Parish Council's continued objections to the amended proposals be prepared and submitted by the Chair for ratification at the Annual Council meeting on Tuesday 26th May.

b) DC/26/0664 – Land to the North of Hillybarn Farmhouse, Hillybarn Road, Ifield, West Sussex

The Committee considered the prior notification application for the change of use of an agricultural building to five dwellinghouses (Use Class C3).

Members discussed the scale of the proposal, access arrangements, impact on neighbouring properties and the suitability of the site for residential conversion.

The Council noted the Planning Inspector's decision (Appeal Ref: APP/Z3825/C/25/3370740), in which the appeal was dismissed, the enforcement notice upheld, and planning permission refused under section 177(5) of the Town and Country Planning Act 1990 (as amended).

PL018-26/27 Planning Applications Received Since Publication of the Agenda

The Committee considered the following applications received since publication of the agenda:

a) DC/26/0713 Ashfolds Horsham Road Rusper West Sussex

Demolition of existing residential annexe, and conversion of existing garage/outbuilding into a two bedroom dwelling with the erection of an extension.

RESOLVED: Members raised **no objection in principle** to the proposal, subject to the development remaining proportionate to the site and sympathetic to the character of the surrounding rural area. The Council requested that careful consideration be given to highways safety and access arrangements onto Horsham Road, together with ensuring that neighbouring amenity is protected during both construction and occupation. The Parish Council also requests that an appropriate planning condition be imposed to ensure that the annexe/accommodation remains ancillary to the main dwelling and cannot be separately divided, occupied or sold as an independent dwelling.

b) MO/2026/00530 Location: RIVERDALE PADDOCKS RUSPER ROAD CAPEL RH12 4PZ

Proposal: Partial demolition of the existing building resulting from combining 4 extant individual day rooms into a single combined day room, utility building and site education space for use by the Gypsy and Traveller site occupants, together with site landscaping.

RESOLVED: Members acknowledged the intention to improve communal facilities on the site and raised no objection to the proposal, provided that the scale and use of the development remain ancillary to the authorised site use. The Council requested that appropriate landscaping and boundary treatments be secured to minimise visual impact on the surrounding countryside.

c) DC/26/0450 Carylls Faygate Lane Faygate West Sussex RH12 4SN

Demolition of 'Building B' and erection of replacement accommodation comprising 2no. self-contained dwellings. Demolition of 'Building C' to form a self-contained caretakers lodge.

RESOLVED: No objection.

PL019-26/27 Examination of the Horsham District Local Plan 2023–2040 – Hearings

The Committee received a verbal debrief from Councillors who attended the Horsham District Local Plan Examination hearings.

That the Committee objects to the current direction of the Horsham District Local Plan 2023–2040 insofar as it continues to place disproportionate levels of development pressure on the Parish and surrounding rural areas without adequate supporting infrastructure or clear evidence of deliverability. Members expressed serious concern regarding the cumulative impact of proposed housing allocations on highways capacity, healthcare provision, school places, drainage, utilities and

the wider environment, together with the erosion of the rural character, food production and identity of the Parish. The Committee further agreed that the Local Plan, as currently presented, fails to sufficiently address sustainability objectives, climate impacts and the protection of countryside landscapes, and requested that these concerns continue to be robustly represented to the Planning Inspectorate.

It was **noted** that an email had been received from Horsham District Council Planning inviting all Councillors to attend the Local Plan Briefing at 5.30pm on 26 May 2026.

PL020-26/27 Appeals and Amendments

The Committee noted any appeals and amendments received since the previous meeting.

a) TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Planning Inspectorate Reference: 6007772

Horsham District Council Reference: DC/25/0657

Name of Appellant(s): Mr Benedict Boker-Ingram

Description of Application: Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.

Site at: The Lamb Inn Lambs Green Rusper West Sussex RH12 4RG

The Clerk advised the Council that, unless Members wished to raise any further material considerations for the attention of the Appeals Officer, no formal response was required

It was **RESOLVED** to maintain the Parish Council's original objection and to reaffirm its support for the decision of Horsham District Council to refuse the application.

PL021-26/27 Enforcement Report

The Committee received an update regarding planning enforcement matters within the Parish.

RESOLVED: That the report be noted.

Next Planning Committee Meeting: Tuesday, 30th June 2026.

Meeting closed 1944hrs

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