

## RUDGWICK PARISH COUNCIL

Minutes of the virtual Planning Committee Meeting held on Monday 23<sup>rd</sup> August 2021 at 6.00pm

**Present:** Councillors S Kornysky (Chairman), D Buckly, M Ellis, A Haynes, I Maclachlan and P Thompson.

**Also in attendance:** Assistant Parish Clerk Sarah Hall, Cllr S Alker and 7 members of the public.

- P001-21/22      **Apologies for Absence**  
Apologies for Absence were received from Cllr A Gormley. This was agreed to be **noted**.
- P002-21/22      **Declarations of Interest**  
Cllr I Maclachlan advised that he was not a member of the 'Stop the Clay Pit' campaign but he did actively support the group. The Chairman of the Planning Committee advised that under Section 25 of the Localism Act 2011 members are permitted to take part in campaigns or express views on any issue.
- P003-21/22      [Minutes of Planning Meeting of 24<sup>th</sup> February 2021](#)  
It was agreed unanimously to resolve to approve the Minutes of the Planning Meeting of 24<sup>th</sup> February 2021.
- P004-21/22      **Public Speaking Session** (for noting only)  
It was unanimously agreed that Standing Orders be suspended and members of the public be invited to speak before each planning application is discussed by the members.
- P005-21/221      **Planning**  
To report on:
- i)      Current Planning Applications were resolved unanimously and noted for comment to Horsham District Council (HDC);
- P004-21/22      **Public Forum WSCC/030/21**  
Speaking on behalf of the Rudgwick Preservation Society a member of the public spoke in opposition to the planning application:
- Not in Rudgwick Parish but hope the Parish Council will look at the wider view and consider very carefully at all the other reasons the application should be objected to
  - The Stop the Clay Pits campaign and Rudgwick Preservation Society have come up with very similar headlines to the various sections of their opposition
  - Mineral supply and the waste stream are both a little bit questionable, not in position of all the facts
  - Need to look very carefully at the environment of the whole woodland area, particularly the ancient woodlands and the fact that the applicant was required to complete an EIA (Environmental Impact Assessment)
  - Heritage and archeology not to be dismissed, green lanes that run through the area are particularly at risk
  - Wellbeing of local people who access the area and use the PROW
  - WSCC PROW have already objected to the proposal
  - Traffic and transport is a major point and will have a huge effect on Rudgwick
  - British Horse Society have also objected to the proposal
  - Environment, one of the themes of the application is that in 30 plus years there will be

advanced biodiversity. The environment is needed now, not in 30 years time

Speaking on behalf of the Stop the Clay Pits Action Group a Tismans Common resident objected to the proposal.

- Representing approximately 1,000 residents
- All villages and parishes in the neighbourhood will be affected by the application
- WSCC own admission there is no demand for clay, clearly stated in recent report
- WSCC have no land for increased construction and demolition waste/recycling
- Increased noise/light pollution for the next 33 years from heavy machinery
- Environmental damage will never be recovered
- Application non conformant with Loxwood Neighbourhood Plan and Chichester DC Local Plan

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| <a href="#"><u>WSCC/030/21</u></a><br>16.07.2021 | Pallinghurst Woods,<br>Loxwood Road,<br>Loxwood | An application for planning permission for a clay quarry and construction materials recycling facility (CMRF) for CD&E wastes including the use of an existing access from Loxwood Road, the extraction and exportation of clay and restoration using suitable recovered materials from the CMRF to nature conservation interest including woodland, waterbodies and wetland habitats. | <b>Objection, details below</b> | 30.08.2021 |
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**RESOLVED - The members of the Planning Committee unanimously agreed to object to the planning application.**

Rudgwick Parish Council has considered the above application and wishes to submit the following comments in response:

Although the site in this proposal is outside of Rudgwick parish, if approved the proposed development would have a significant negative impact on our residents. The eastbound route identified for HGVs, runs from Pephurst layby and along the Loxwood Road into our parish. It is totally unsuitable for the projected movements and would become potentially unsafe in parts.

The Loxwood Road is rural and quite narrow (part only 5.1m wide), and has a badly designed junction with the A281 at Bucks Green with poor visibility. The presence of a Car Sales Showroom & bus stop/turning point there adds to the hazards at this interface. The access onto the Loxwood Road from the Pephurst layby does not meet 'Design Manual Roads and Bridges' standards, whilst the 'Manual for Streets' standards are clearly inappropriate for this situation.

Walkers, cyclists and horse riders from the surrounding communities (including Rudgwick) currently enjoy the benefits of this peaceful woodland area using the many PROWs located therein. Envisage the change to their currently tranquil, health-giving, enjoyable leisure excursions if this proposal were to be permitted. The area would be subject to persistent noise and environmental pollution from the plant, vehicles and equipment needed to run the proposed operations, and people and wildlife would need to constantly keep a wary eye out for the potential hazards caused by frequent HGV movements.

The denigration imposed on this site by such a proposal as this would have a critically detrimental impact upon the inherent flora and fauna, including some protected species. This is unnecessary disturbance for no identified or justifiable need, in our view.

The evidence is unclear regarding the impact the proposal may have upon the staff and pupils of the Rikkyo School in England, which is situated close to the proposed site. The potential for noise and dust pollution is concerning.

A National Climate Emergency has been declared by the UK Parliament. To sanction the activities proposed, in the location proposed, would appear to be diametrically opposed to helping resolve this emergency. There are surely much better locations to minimise the carbon footprint of such activities, and (according to the Monitoring Reports) there are already sufficient existing sites anyway. This proposal would mean the transporting of clay and waste over many miles in diesel fuelled HGVs, use diesel generators for on-site electricity (at least for some years), destroy deciduous trees (part Ancient Woodland), clear & dig 6 hectares of woodland with diesel powered JCBs, concrete over 15,000 sq ft of precious countryside etc. Rudgwick Parish Council considers that this would be an example of unacceptable environmental vandalism which cannot be permitted if we are to seriously address the climate change issues now before us.

There is no need for this development. No compelling evidence has been submitted to establish a need for additional clay supplies, especially excavated in this rural location, poorly located to the Lorry Route Network, and some distance from any brickworks. The latest WSCC Minerals Monitoring Report confirms a 25 year supply with existing pits and located much closer to brickworks. Development of this site would conflict with policies in the Joint Minerals Local Plan. Similarly the Waste Local Plan confirms no need for an additional recycling facility (CMRF) especially in a countryside and greenfield setting such as this. If Local Plans were to subsequently identify a need for either of the two facilities proposed, it would be difficult to imagine a location more unsuitable than that of the proposed site.

In conclusion, Rudgwick Parish Council strongly objects to this application and urges WSCC to refuse it.

**P004-21/22 Public Forum DC/21/1415**

A Cox Green resident spoke in objection to the application and explained that the Members would usually be considering the principle of the housing and the access road in detail. However, the situation with this application is slightly different, the access road is in the parish and being considered by Horsham District Council, whereas the dwellings will be considered by Waverly Borough Council.

The Horsham District Local Plan Regulation 18 stated that Rudgwick Parish would have to accommodate 50 dwellings, with the HDC Local Plan Regulation 19 allocating 2 sites and increasing the number of dwellings to 66. If this scheme goes ahead that Parish would have a further 36 dwellings for which they would receive no CIL funds, meaning a loss to the Parish Council of £131,000.00.

Further issues with the application include:

- Traffic Speed Survey carried in March 2018 when there was snow on the road (3 sets of data were later discarded)
- Applicant has submitted Speed Survey from March 2018, should be asked to submit a new Speed Survey
- Proposed location very close to the bend on the B2128
- Access road located between two dwellings
- Human rights issues
- As per previous application there should be a condition that the access road is tied in with the dwellings

**RESOLVED - The members of the Planning Committee unanimously agreed to object to the planning application.**

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| <a href="#">DC/21/1415</a><br>17.06.2021 | Land at Windacres Farm, Church Street, Rudgwick | Outline Application for the erection of 37 dwellings with access and layout to be determined, including open space, parking, infrastructure and landscaping with all matters reserved except access and layout. | <b>Objection, details below.</b> | 23.08.2021 |
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Provision of new road to enable access to proposed development of 37 houses at land at Windacres Farm (all proposed dwellings within Waverley Borough Council boundary). / *Land Between Trundle Mead and April Rise (Land At Windacres Farm) Cox Green Rudgwick West Sussex.*

Rudgwick Parish Council has a Strong Objection to this proposal and requests the following submission to be taken into account by HDC when determining the application.

The road application and the application for the dwellings will fall under the jurisdiction of 2 separate planning authorities to determine. Nevertheless they are inextricably linked for a common purpose and should therefore be viewed accordingly. The detrimental implications of giving access to a site which would intrude into the undeveloped nature of the countryside and facilitate development outside the BUAB of Rudgwick (and any neighbouring parish) is, per se, inherently inconsistent with all local plan policies relating to spatial strategy and development in the countryside.

It should also be noted that approving this road would permit access into an Area of Great Landscape Value, as designated by Surrey County Council. This was commented upon by the Planning Inspector when dismissing the previous appeal on the site, in 2018, when he noted '*It (the site) makes a positive contribution to the AGLV as part of a locally valued landscape*'. The site is not allocated in the HDC Regulation 19 Draft Local Plan, and neither the parish nor HDC would gain any benefit from any form of such development in this location.

Permitting this road would have a negative impact upon the character and setting of Cox Green, which the Inspector in the appeal of 2018 noted had a distinct character and a linear form of development pattern. This is noticeably different form to that of Rudgwick itself. Cox Green does not have any street lighting, for example, and is made up of individual properties with views between to the AGLV designated countryside, accessed by PROWs. Constructing a tarmacked road from the B2128 (note - not Church Street, as named in the applicant's submission) into the countryside between two homes would have a detrimental effect upon Cox Green and, in particular, on the amenity of the neighbouring properties (Trundle Mead and April Rise), and those of the dwellings situated opposite the proposed road. Light and noise pollution would be significantly increased.

The proposed road would give access from the proposed housing estate onto the unlit B2128 close to a bend. The evidence provided in the traffic survey submitted three and half years ago was questioned by RPC and residents, as it was carried out in March of 2018 during very poor (snowy) weather conditions (at the end of the weather phenomenon known as the Beast from the East). It subsequently emerged that 2-3 days of the data had to be discarded when the report was compiled, owing to the weather conditions at the time. This omission of data has not been mentioned by the applicants who have submitted exactly the same survey in support of the latest (2021) proposal. This has led to residents questioning the validity of the survey and its appropriateness to the latest 2021 application.

The public perception is that the volume and speed of traffic on the B2128 in Cox Green and on Church Street in Rudgwick would appear to have increased recently. This is borne out to some extent in the data collected by the recently installed traffic calming measures. Rudgwick Parish Council request that another survey should be undertaken in typical weather conditions for this application, in order to bring the information provided up to date and to restore public confidence in the process of determination.

Finally, if HDC decide to allow this proposal RPC would request that it should be tied by S106 conditions to permission for the housing estate being granted, as it was in 2018.

P004-21/22 **Public Forum DC/21/1371**

A member of the public spoke in objection to the application:

- Already 21 objections submitted to HDC planning
- The number of dwellings in Hermongers have doubled since 1997
- Stunning views from the Sussex Border path will be affected
- Noise for holiday makers will disturb residents and wildlife
- Light pollution
- If approved a precedence will be set
- Land subject to a covenant
- Increased traffic
- Support private enterprise but wrong location

The members of the Planning Committee discussed the application and it was **RESOLVED** that a vote would be held:

**Object to the application** – 5 members

**Support the application** – 1 member

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| <a href="#"><u>DC/21/1371</u></a> | Land<br>Adjacent to<br>Hart House<br>Hermongers<br>Rudgwick<br>Horsham<br>West Sussex<br>RH12 3AL | Change of use of<br>agricultural land for the<br>stationing of 3 No.<br>shepherd hut style<br>holiday lets. | <b>Objection</b> – whilst<br>recognising the case made for<br>benefits to local economic<br>development by<br>developments such as this,<br>RPC has concerns over this<br>application. After careful<br>consideration of all of the<br>aspects involved we have<br>concluded that this is not the<br>right place for the proposed<br>holiday lets and, on balance,<br>the disadvantages will<br>outweigh the perceived<br>benefits.<br><br>Hermongers Lane is a quiet,<br>no through road country lane<br>set partially in Surrey, with<br>the Sussex border path<br>crossing it, as well as many<br>other PROWs. It is not a<br>thoroughfare and is<br>frequented by many walkers,<br>dog walkers and horse riders<br>enjoying the beautiful views<br>and the peaceful countryside<br>environment. There has been<br>an increase in the housing<br>permitted in recent years,<br>particularly at the Sussex end<br>of the lane. | 24.08.2021 |
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|  |  |  | As a consequence the lane has reached the saturation point for vehicles using it, and adding holiday traffic to this would have a detrimental effect upon the 'country lane' road surface, the residents' well-being, the enjoyment of walkers and riders and the local environment. Preservation of the countryside for the enjoyment, health and well-being of many, now and in the future, should be given priority over any perceived potential economic benefit for a few. |  |
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P004-21/22 **Public Forum DC/21/0941**

No member of the public present wished to speak in the public forum.

**RESOLVED - The members of the Planning Committee unanimously agreed to object to the planning application.**

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| <a href="#">DC/21/0941</a> | 24<br>Summerfold<br>Rudgwick<br>Horsham<br>West Sussex<br>RH12 3BY | Erection of a single<br>storey side extension | <b>Objection</b> – whilst RPC recognise that this is a modest extension, we have concerns over the result of reducing the parking spaces for residents on this small estate. This is a fairly recent development site in Rudgwick and was carefully designed to accommodate 2 parking spaces per dwelling minimum, plus visitor parking spaces which the residents do not have the use of. This works currently, but any reduction in spaces would interfere with the balance. Parking issues are the cause of concern in the village, particularly in the 'estate' type locations. When developments are designed to accommodate the needs of the residents they should be adhered to when alterations are proposed. If one property is granted permission to reduce parking to accommodate extensions, it can set a precedent for | 24.08.2021 |
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|  |  |  | others to follow, skewing the balance further and causing disharmony in the community. |  |
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**P004-21/22 Public Forum DC/21/1353**

No member of the public present wished to speak in the public forum.

**RESOLVED the Members of the Planning Committee unanimously agreed to raise no objection to the application.**

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| <a href="#">DC/21/1353</a> | Wanford<br>House Haven<br>Road<br>Rudgwick<br>Horsham<br>West Sussex<br>RH12 3JG | Conversion and alterations to existing stable building including creation of a front dormer and window and door alterations to form an exercise room, home office and a storage area incidental to the residential use. | <b>RPC have No Objection subject to the following conditions being attached to the granting of permission:</b><br>1) The window shown on the side elevation (West) should be a non-opening window, with frosted glass, to preserve the privacy of the neighbouring cottage and prevent any possibility of overlooking<br>2) The building must be tied to the ownership of the main house and not separated from the main plot for any future sale transaction. | 26.08.2021 |
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**P004-21/22 Public Forum DC/21/1526**

No member of the public present wished to speak in the public forum.

**RESOLVED the Members of the Planning Committee unanimously agreed to raise no objection to the application.**

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| <a href="#">DC/21/1526</a> | Wagonford<br>Haven Road<br>Rudgwick<br>Horsham<br>West Sussex<br>RH12 3JG | Erection of a two storey front extension and single storey rear and side extensions. Removal of existing stable building and erection of a single storey annexe building with covered link to dwelling. Extension and remodelling works to existing detached garage. | <b>No objection</b> | 31.08.21 |
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**P004-21/22 Public Forum DC/21/1555**

No member of the public present wished to speak in the public forum.

**RESOLVED the Members of the Planning Committee unanimously agreed to raise no objection to the application.**

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| <a href="#">DC/21/1555</a><br>05.07.2021 | 41 Pondfield Road,<br>Rudgwick | Non Material Amendment to previously approved application DC/21/0450 (Removal of existing rear conservatory and erection of a part two-storey, part single storey rear extension, erection of a front porch extension and conversion and extension to existing detached garage to form an annexe) to allow for amendments to the first floor window configuration of the extension and alterations to the annexe including the relocation of the entrance door and installation of a new window to the north west elevation and 2No. roof lights | <b>No objection</b> | Not available |
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P004-21/22

**Public Forum DC/21/1716**

A Cox Green resident objected to the application and commented:

- HDC's 5 year land supply has been challenged in 3 recent appeals (base date April 2020)
- Proposed location is outside the BUAB not on an allocated site
- Planning Inspectorate could allow speculative planning applications because HDC may not now have a 5 year land supply
- However 5 year land supply needs to be re-established with a base date of April 2021

**RESOLVED - The members of the Planning Committee unanimously agreed to object to the planning application.**

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| <a href="#">DC/21/1716</a><br>22.07.2021 | Arundene Orchard,<br>Loxwood Road,<br>Rudgwick | Erection of a detached two-storey dwelling and detached double garage | Rudgwick Parish Council <b>objects</b> to this application, which seeks to provide a very large dwelling (389 square metres), outside the village BUAB and on an unallocated site. There is no demonstrated local need for a property of such size and scale as this and it proposes unnecessary development in the countryside. It therefore breaches HDPF Policy 26 (Protection of the Countryside) and also fails Policies RNP1 and RNP2 of the Rudgwick Neighbourhood Plan, now 'made' and therefore a DPD. There is no evidence to show that, with a base date of 1st April 2021, | Not available |
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|  |  |  | HDC does not have a five-year land supply. Therefore, all HDPF and RNP policies will carry full weight. |  |
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The above applications can be viewed through the Horsham District Council public access web page <https://public-access.horsham.gov.uk/public-access/>.

P006-21/22      **Date of next meeting:** When required

**There being no other business, the Chairman closed the meeting at 7.25pm**

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**Councillor S Kornicky**  
**Chairman**

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**Date**