

RUDGWICK PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Friday 6th September 2024 at 10.30am

Present: Councillors S Kornycky (Chairman), D Buckley (Vice Chairman), P Thompson (10.37am), R Wild and Cllr P Kornycky (non-committee member).

Also in attendance: Assistant Parish Clerk, Sarah Hall, and 24 members of the public.

P001-24/254	Apologies for Absence Apologies for Absence were received from Cllr A Haynes, Cllr I Maclachlan and Cllr A Ryan.
P002-24/25	Declarations of Interest No declarations of interest were received and this was noted.
P003-24/25	<u>Minutes of Planning Meeting of 1st March 2024</u> It was agreed unanimously to resolve to approve the Minutes of the Planning Meeting of 1st March 2024.
P004-24/25	Public Forum The Chairman of the Rowhook Amenity Society introduced a number of Rowhook residents who spoke of their serious concerns about DC/24/0848 (Land to the West of Whites Copse), these included (not exhaustive): • Unauthorised buildings already erected on agricultural land • Green belt land • Entrance onto busy/dangerous road • Drainage issues • Intensive everyday use • Noise / Light pollution • Unsustainable • Limited number of years left on the lease • In excess of 50 letters of objection posted on HDC's website (5th September 2024) In response to the objections to the proposal the applicant commented: • No light pollution (daylight hours) • 46 children – viable number for school to be sustainable • Start / finish time to be staggered • Highways concerns unconnected to the scheme • Provide jobs • Ecological Report – not desktop report • Trying to expand the Forest School business for 10 years (looked at alternative sites) • Teaching children to care for nature / environment Residents generally spoke in support of DC/24/1163 (Rudgwick Pig Farm), however, they did express the following concerns: • New dwellings need to be in keeping / proportionate with surrounding properties • Poor visibility accessing A281 • Layby valuable asset to community and needs to be retained for resident parking • Flooding • Inadequate footpath and lighting

P005-24/25	Planning To report on:			
i)	Current Planning Applications were resolved unanimously and noted for comment to Horsham District Council (HDC);			
Applications considered at the Rudgwick Parish Council Planning Committee Meeting 6 th September 2024				
Application No	Applicant	Reason for Application	Recommendation	Official Response Date
DC/24/0848 06.08.2024	Land to the West of Whites Copse, Horsham Road, Rowhook	Change of use of land from agricultural to mixed agricultural, day nursery and forest school (Use Class E(f)). Retention of existing field shelters. Construction of education/nursery building, polytunnels and woodwork shelter. Alterations to existing access and extensive hard and soft landscaping.	RPC previously submitted a consultee response with conditional support for this application (site lies within Rudgwick Parish). However, a review was deemed necessary as significant further information has come forward from both responses of statutory consultees and particularly concerns from many residents with a more detailed local knowledge of the site itself. RPC's support for this business enterprise remains undiminished. There is a need for the provision of more pre-school places within both the parish and the wider area. Forest school provision is particularly valued. However, material planning considerations include the effect on the local traffic network of the customer vehicles and visits. Also, the ability to achieve safe site access and with sufficient visibility is questionable. There is an absence of Sufficient ecological information and an acceptable drainage strategy. The design of the proposed new main structure is also	27.08.2024 Extended 10.09.2024 (RPC)

			considered somewhat insensitive to the rural setting. Rowhook is one of the six 'settlements' noted in the made Rudgwick Neighbourhood Plan. Policy RNP 1 requires development to respect the settlement's individual identity. Local residents believe that the proposed enterprise would negatively impact this. It is also not clear whether there is planning consent for the existing structures and hard standing on the site; it appears that the only current authorised usage is totally agricultural. In light of the above RPC withdraws its comments posted 19th August and replaces them with the consultation response above objecting to the proposal.	
DC/24/1163 15.08.2024	Bucks Green Pig Farm, Bucks Green, Rudgwick	Outline Application for the erection of dwellings and associated garages, parking and landscaping with all matters reserved.	RPC supports the two site allocations (RD1 and RD2) in the R19 submitted draft Local Plan. RPC maintains it Desire to see both these sites come forward together, sharing a single access onto the busy A281, avoiding any impact on the lay-by and bus stop (with shelter). This outline application, with all matters reserved including access), therefore has no merit. Also, it is devoid of many reports and up to date information on many essential aspects. Under the terms of the current HDPF this is an unallocated site, in the countryside, and with water	12.09.2024

			neutrality unproven. The potential housing provision also fails to address local need as defined in the made Rudgwick Neighbourhood Plan. RPC consequently objects to this application.	
DC/24/0957 29.08.20254 (amended plan 28.08.2024)	Pensfold Farm, Naldretts Lane, Rudgwick	Erection of an Oak framed garage and barn complex.	RPC maintains their previously advised position. There is no material improvement in the application.	12.09.2024

The above applications can be viewed through the Horsham District Council public access web page <https://public-access.horsham.gov.uk/public-access/>.

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Date of next meeting: When required.

There being no other business, the Chairman closed the meeting at 12.20pm

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Councillor S Kornicky
Chairman

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Date