

## RUDGWICK PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 7<sup>th</sup> April 2025 at 7.00pm

**Present:** Councillors S Kornycky (Chairman), D Buckley (Vice Chairman), Cllr A Haynes, Cllr I Maclachlan, P Thompson and Cllr P Kornycky

**Also in attendance:** Parish Clerk, Anna Clayton and 1 member of the public.

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| P007-24/25                                                                                                   | <b>Apologies for Absence</b><br>Apologies for Absence were received from Cllr A Ryan and Cllr R Wild.                                                                                                                                                                            |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |
|                                                                                                              | In accordance with Standing Order 4.e/v. Cllr P Kornycky is appointed as a substitute member, as Cllr A Ryan is unable to attend;                                                                                                                                                |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |
| P008-24/25                                                                                                   | <b>Declarations of Interest</b><br>No declarations of interest were received and this was <b>noted</b> .                                                                                                                                                                         |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |
| P009-24/25                                                                                                   | <a href="#">Minutes of Planning Meeting of 6<sup>th</sup> September 2024</a><br>It was agreed unanimously to resolve to note the approval of the Minutes of the Planning Meeting of 6 <sup>th</sup> September 2024 at the FCM on the 14 <sup>th</sup> October 2024, FC120-24/25. |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |
| P010-24/25                                                                                                   | <b>Public Forum</b><br>There were no public speakers.                                                                                                                                                                                                                            |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |
| P011-24/25                                                                                                   | <b>Planning</b><br>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 7 <sup>th</sup> April 2025 |                                                                                                                                                                                                                                                                                  |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |
| <b>Application No</b>                                                                                        | <b>Applicant</b>                                                                                                                                                                                                                                                                 | <b>Reason for Application</b>                                                                  | <b>Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                 | <b>Official Response Date</b>        |
| <a href="#">DISC/25/0086</a><br>14.03.2025                                                                   | Pilgrims Rest, Cox Green                                                                                                                                                                                                                                                         | Approval of details reserved by conditions 4, 6, 13 and 14 to approved application DC/24/1715. | Rudgwick Parish Council (RPC) is disappointed that no reference is made to RNP Policy 17 in the details of this application.<br>RPC observes that, on page 18 of the Biodiversity Enhancement Strategy submitted, the name of the property changes from Pilgrims Rest, Rudgwick to Naldretts Farm, Sayers Common. Perhaps the applicant and the Ecology Co-op should check to ensure that the details | Not available / Determine 19.05.2025 |

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|                                                               |                                                         |                                                                                                                                                                                                                                                                                                               | submitted do actually all refer to Pilgrims Rest, before the case officer makes any decision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                      |
| <a href="#"><u>DC/24/0848</u></a><br>(Additional Information) | 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.<br>Construction of education/nursery building, polytunnels and woodwork shelter. Alterations to existing access and extensive hard and soft landscaping. | <p>Rudgwick Parish Council (RPC) have considered the updated details submitted and the responses of other consultees and our position remains the same as submitted by RPC on 06/09/2024 and reviewed and restated on 25/10/2024.</p> <p>RPC notes the improvements made to the appearance of the main structure.</p> <p>The divergence of opinion of the 'paid for' experts, both supporting and opposing the application, is also noted.</p> <p>The parish council remains concerned about the drainage measures now proposed and their effect upon the trees, Ancient Woodland, and the root protection areas. RPC fully supports the view of the HDC Arboricultural Officer in this matter.</p> <p>If the application is recommended for approval RPC would like it noted and taken into account that approval should be granted exclusively for use as a Forest School, and that restriction to be held in place, at least, for a significant number of years.</p> | 09.04.2025                           |
| <a href="#"><u>DC/25/0456</u></a><br>14.03.2025               | Vodafone Aerial Mast, Hornshill Farm, Guildford Road,   | Proposed removal of x6 antennas to be replaced with x3 antennas and any other associated ancillary works                                                                                                                                                                                                      | Rudgwick Parish Council (RPC) notes this submission and would wish any works to accord with RNP Policy 11.1 –                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Not available / Determine 11.04.2025 |

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|                                          | Rudgwick                                                   | thereto. Proposed installation of x1 600mm dish @ 11.50m. Existing equipment cabin to be refreshed internally. | <i>TELECOMMUNICATIONS – Development proposals for the provision of telecommunication infrastructure (including fibre broadband and the mobile phone network) will be supported where they do not have an unacceptable impact on residential amenity, biodiversity or heritage assets and where they would not result in the loss of trees and hedgerows.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |
| <a href="#">DC/25/0440</a><br>21.03.2025 | Monks Farm,<br>Honeywood Lane,<br>Okewood Hill,<br>Dorking | Prior Notification for Change of Use of Agricultural Building to 2no. dwellinghouses.                          | <p>With regard to the type of approval sought Rudgwick Parish Council (RPC) holds the same view as expressed on the previous similar applications, DC/24/1742 &amp; DC/25/0090 –</p> <p><b><i>Transport/Siting</i></b> - this barn is in an unsustainable location for conversion to 2 family homes. It is over 2 miles from the only facilities in Rowhook (namely the Chequers Inn), and further still from any schools, pre schools, shops or access to public transport, making for complete dependence upon use of private motor vehicles for daily life.</p> <p>Additionally, this development will need to comply with Habitats Regulations and there is no evidence of current water provision in the information submitted and how meeting the Habitats Regulations is proposed. An HRA application (HRA/25/0008) was made relating to previous (refused) application DC/25/0090. Should that HRA application now be deemed to relate to</p> | 17.04.2025<br>Determine<br>15.05.2025 |

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|            |                                                                                                                                                                                                                                |  | <p>the current application DC/25/0440, it should be noted that RPC's comments are as follows –</p> <p><i>The water neutrality statement submitted by the applicant states 'with the residential conversion and the integration of greywater recycling for toilets and washing machines, the new development's potable water demand is expected to be substantially offset by these systems.' Is the 'expected to be substantially offset' statement sufficiently robust evidence to be able to conclude that adverse effects of the development on the integrity of the Arun Valley Designated Sites cannot be ruled out? The data shown is not definitive. Details and calculations need to be provided to evidence whether the offsetting is sufficient, rather than relying on an expectation. Rudgwick Parish Council anticipates that the HDC Appropriate Assessment will be carried out to determine whether the evidence currently provided is sufficiently robust to achieve the necessary conclusion.</i></p> |  |
|            | <p>The above applications can be viewed through the Horsham District Council public access web page <a href="https://public-access.horsham.gov.uk/public-access/">https://public-access.horsham.gov.uk/public-access/</a>.</p> |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| P012-24/25 | <b>Date of next meeting:</b> When required.                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |

There being no other business, the Chairman closed the meeting at 7.48pm

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

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**Date**