

RUDGWICK PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Monday 2^d March 2026 at 6.30pm

Present: Councillors S Kornycky (Chairman), D Buckley (Vice Chairman), Cllr P Kornycky, Cllr G Luchian, Cllr I Maclachlan, Cllr D Palmer, Cllr A Ryan.

Also in attendance: Parish Clerk, Anna Clayton and 10 members of the public.

P019-25/26	Apologies for Absence Apologies for Absence were received from Cllr R Gardiner-Hill. Cllr S Alker and Cllr S Torn were absent.			
P020-25/26	Declarations of Interest Cllr D Palmer noted he occasionally volunteers at Windacres farm and wanted to note this. No other declarations of interest were received and this was noted .			
P021-25/26	<u>Minutes of Planning Meeting of 22nd September 2025</u> It was agreed unanimously to resolve to note the minutes of the Planning Committee meeting held on 22 nd September 2025 were approved at the RPC meeting held on 13 th October 2025 (FC114-25/26).			
P022-25/26	Public Speaking Session The Chairman requested that public speaking was addressed for each planning application, to ensure public comments could be clearly identified for each application.			
P023-25/26	Planning To report on:			
i)	Current Planning Applications were resolved unanimously and noted for comment to Horsham District Council (HDC);			
Applications for consideration at Rudgwick Parish Council Planning Committee Meeting 2nd March 2026				
Application No	Applicant	Reason for Application	Recommendation	Official Response Date
P022-25/26	Public Forum No members of the public present wished to speak in the Public Forum on the following four planning applications.			
P023-25/26	Planning To report on:			
i)	Current Planning Applications were resolved unanimously and noted for comment to Horsham District Council (HDC);			

Applications for consideration at Rudgwick Parish Council Planning Committee Meeting 2nd March 2026	
Application No: DC/26/0195 04.02.2026	Response/Comments: No objection
Applicant: 12 The Marts, Rudgwick	
Reason for Application: Erection of a first floor side extension with pitched roof and gable, and installation of a pitched roof over lounge at ground floor.	
Official Response Date: 10.03.2026 / Determination 01.04.2026	
Application No: DC/26/0210 06.02.2026	Response/Comments: No Objection subject to the HDC Conservation Officer being satisfied that the setting of the nearby listed building is not adversely affected by the development.
Applicant: The Bungalow, The Haven	
Reason for Application: Erection of a single storey rear extension, erection of a front porch, conversion of roof space to create first floor with habitable living space, installation of a rear dormer and 11no. front and rear rooflights, extension of the existing roof to create 2no. covered terraces, and alterations to fenestration.	
Official Response Date: 10.03.2026 / Determination 03.04.2026	
Application No: DC/26/0273 17.02.2026	Response/Comments: No objection, prior determination being determined, providing the materials blend and no external lighting other than that allowed by condition. HDC is satisfied with the scale and is reasonable for the expansion of the business.
Applicant: Havenhurst Farm, The Haven	
Reason for Application: Prior Notification for the erection of 2no. agricultural buildings.	
Official Response Date: Not available / Determination 01.04.2026	
Cllr Ryan joined the meeting at 6.53pm	
Application No: DC/26/0187 03.02.2026	Response/Comments: RPC supports this application in principle recognising that it will contribute to the improvement of hospitality provision and economic growth

	within the Parish. This support is subject to: 1) The HDC Conservation Officer being satisfied that the listed building is not adversely affected by the development. 2) A request for Conditions to be placed on the approval permission to deal with the queries raised by Southern Water. 3) A Condition is added to tie the Holiday Let accommodation to the Blue Ship business. This is to prevent the building being marketed as an independent residential dwelling, which would conflict with HDPF policy 26 (development in the countryside).
Applicant: The Blue Ship, The Haven	
Reason for Application: Conversion of stable into a 1 bed holiday unit with associated works. (Full Application).	
Official Response Date: 12.03.2026 / Determination 31.03.2026	
Application No: DC/26/0188 03.02.2026	Response/Comments: RPC supports this application in principle recognising that it will contribute to the improvement of hospitality provision and economic growth within the Parish. This support is subject to: 1) The HDC Conservation Officer being satisfied that the listed building is not adversely affected by the development. 2) A request for Conditions to be placed on the approval permission to deal with the queries raised by Southern Water. 3) A Condition is added to tie the Holiday Let accommodation to the Blue Ship business. This is to prevent the building being marketed as an independent residential dwelling, which would conflict with HDPF policy 26 (development in the countryside).
Applicant: The Blue Ship, The Haven	
Reason for Application:	

Conversion of stable into a 1 bed holiday unit with associated works. (Listed Building Consent).				
Official Response Date: 12.03.2026 / Determination 31.03.2026				
P022-25/26	Public Forum - DC/26/0122 Windacres Farm, Church Street, Rudgwick A member of the public raised the following concerns in the public forum; • Objection and concern at the change of use to non-agricultural and removal of condition 2, which restricts the use of the building to strictly agricultural purposes, one of a number of agricultural buildings on the site. Concerns over non-agricultural purpose and alternative use and the future impact this may have if approved.			
P023-25/26	Planning To report on:			
i)	Current Planning Applications were resolved unanimously and noted for comment to Horsham District Council (HDC);			
Applications for consideration at Rudgwick Parish Council Planning Committee Meeting 2nd March 2026				
Application No: DC/26/0122 16.02.2026	Response/Comments: RPC objects to the removal of the condition. If the condition is not retained it could lead to a change of use via permitted development. In the event or desire to change the usage, RPC would wish to see a full planning application coming forward which would then be able to receive proper scrutiny by both RPC and HDC.			
Applicant: Windacres Farm, Church Street, Rudgwick				
Reason for Application: Removal of Condition 2 of previously approved application DC/20/0549 (Retrospective application for the retention of a lean-to agricultural storage building) relating to use purpose.				
Official Response Date: Not available / Determination 13.04.2026				
Applications for consideration at Rudgwick Parish Council Planning Committee Meeting 2nd March 2026				
Application No	Applicant	Reason for Application	Recommendation	Official Response Date
P022-25/26	Public Forum - DC/26/0271 Sussex Topiary, Naldretts Lane, Rudgwick Several members of the public read statements objecting to the permission in principle application, this was endorsed by multiple residents in attendance. • Defend the right to live in a peaceful countryside area away from development. • Questioned the permission in principle and guidance and understanding. • Comments, 9 park homes application now adjacent to Naldretts Lane • HDC previous comments noted the impact on countryside • Landscape Officers report, 2019 previously not supported on landscape grounds • Not in Rudgwick development plan and outside the built-up area boundary			

	- Proximity to listed buildings will now be closer - Constant movement of vehicles - Pop Up Camping, no comparison as permanent development - Grey Belt development – disagree - Sewage/drainage concerns - Increase in traffic The Chairman advised that in relation to the question of permission in principle, first stage will be HDC looking at the location, the land use and the amount of development only.
P023-25/26	Planning To report on:
i)	Current Planning Applications were resolved unanimously and noted for comment to Horsham District Council (HDC);
Applications for consideration at Rudgwick Parish Council Planning Committee Meeting 2nd March 2026	
Application No: DC/26/0271 18.02.2026	Response/Comments: RPC objects to this Planning in Principle application and requests that it should be called in to the HDC Planning Committee for determination should the case officer recommend approval. RPC wishes the following reasons, observations and material considerations to be taken into account before determination: - There have been concerns raised (by both HDC drainage experts, Southern Water and the local community) in many of the numerous applications and enforcement investigations at the site, with regard to adequate sewage and surface water drainage provision and strategies. There needs to be an assurance on health and environmental grounds that any development will be adequate in this regard. The applicant should show in a Business Case whether this has been factored in to the financial viability for developing the site. - As there are traveller pitches established or approved for part of the site, it should be made clear that this application is for market homes and should not to be viewed as an application for homes for the Traveller Community. - The site is located in the countryside outside the settlement BUAB, and is not the correct place for a residential estate. In Bucks Green there is already a site with approval
Applicant: Sussex Topiary, Naldretts Lane, Rudgwick	
Reason for Application: Permission in principle for the erection of up to 9no. self-build park homes.	
Official Response Date: Not available / Determination 25.03.2026	

	for 6 dwellings. Next to that is a large site currently going through the planning process for up to 90 homes. This 2nd application is due to be determined fairly soon now. These 2 sites in Bucks Green are both designated in the HDC draft Local Plan, to fulfil local need and meet the allocation for Rudgwick and Bucks Green from the housing number requirement for the district. They have been assessed and evaluated as the best sites to suit this purpose and chosen for their sustainability. Adding another small estate in the countryside is neither necessary nor desired to fill any further local need. • Despite the references to Grey Belt land in the agent's planning statement, there is no land in West Sussex currently that has Green Belt status and therefore no Grey Belt land can arise. This is purely a speculative development application in the countryside and conflicts with HDLP Policy 26. In this case the potential harm to the land, the character and the landscape outweighs the need. • The application states that the existing use of the land is as a seasonal campsite. The notification of this usage has been objected to by HDC and RPC for the last 3 years. There have been frequent concerns about drainage, noise and traffic. • Naldretts Lane is a quiet rural lane used by many walkers cyclists and riders, and leads to fields and paths within the PROW network linking up with the Downslink Path. It provides a quiet and unspoilt environment for leisure enjoyment and should remain that way. It is a narrow lane in parts, and would need it's character and appearance to change in order to accommodate the increase in traffic, access to the site, places for vehicles to pass and pavement provision for the safety of VRU. • Park homes are by nature pre fabricated and brought to site as a ready-made unit. RPC queries therefore how such structures can be designated as self build dwellings for the purposes of CIL. • It is not definitively clear from the site plan as to the distances/measurements
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	between the park homes and therefore whether there is a potential fire risk. In conclusion RPC is of the view that a Permission in Principle application is not appropriate for a site with such particular issues and planning history and should be refused.
	The above applications can be viewed through the Horsham District Council public access web page https://public-access.horsham.gov.uk/public-access/.
PO24-25/26	Date of next meeting: When required.

There being no other business, the Chairman closed the meeting at 7.59pm

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Councillor S Kornicky
Chairman

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Date