



Clerk to Council
Nuthurst Parish Council
P O Box 1098
Horsham
West Sussex
RH12 9YX

Email: clerk@nuthurst-pc.gov.uk
Website: www.nuthurst-pc.gov.uk
Contact Number: 07795 593369

Minutes of the Planning Committee Meeting of Nuthurst Parish Council Held at Copsale Village Hall on
Wednesday 6th August 2025 at 7.30pm

Present: Cllr D Cotton (Chairman), Cllr V Court, Cllr C Kenny, Cllr W Bayley.

Also in attendance: District Councillor Dennis Livingstone.

Apologies: Cllr S Catterall, Cllr S Newell.

Clerk: Lisa Wilcock

Members of the Public: 15

Meeting commenced at 1930hrs

PC0033-25/26 – ATTENDANCE AND APOLOGIES FOR ABSENCE

It was RESOLVED to **accept** apologies from Cllr S Catterall and Cllr S Newell.

PC0034-25/26 – DECLARATIONS OF INTEREST

No declarations were made.

PC0035-25/26 – CHAIR'S ANNOUNCEMENTS

The Chair addressed a recent comment online via Facebook suggesting that “none of the councillors were elected by the community” due to the absence of a contested election. The Chair clarified that this interpretation is incorrect. All parish councillors, whether elected through an uncontested election or co-opted due to insufficient candidates, are legally elected councillors. The process of co-option is a legitimate and lawful method of appointment under the Local Government Act 1972 (Section 89), which allows a parish council to fill vacancies by co-option when no election is called.

It was further noted that co-opted councillors hold the same status, responsibilities, and authority as those elected via a public vote, with no legal distinction once appointed. The Chair highlighted that many parish councils nationally now include co-opted members, reflecting a wider trend of reduced interest in standing for local office. This situation emphasizes the need for increased community engagement rather than undermining the legitimacy of those who volunteer to serve.

The Chair concluded by stressing the importance of ensuring that the public is accurately informed about the operation of local democratic structures.

PC0036-25/26 – PUBLIC SESSION

During the public session of the meeting, several residents raised detailed concerns regarding planning application DC/25/0883. The following points were made:

Residents expressed concerns regarding the proposed equine business and associated residential developments, highlighting:

- Lack of financial viability evidence and detailed business plans.
- Questions over necessity of multiple dwellings on-site and existing overnight accommodation.
- Issues of planning transparency and alleged unauthorised occupation.
- Potential negative impacts on the countryside, landscape, biodiversity, and sustainability.
- District Councillor referenced the made Neighbourhood Plan and made reference to water neutrality.

PC0037-25/26 – MINUTES

It was RESOLVED to approve the minutes of the meeting held on 2nd July 2025. The Chair signed the minutes.

PC0038-25/26 – PLANNING MATTERS

*In light of the overlapping material considerations and to ensure an efficient use of meeting time, the Chair adjusted the agenda to allow both applications **DC/25/0883** and **DC/25/1096** to be discussed concurrently.*

a) **DC/25/0883** Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale West Sussex

Erection of a temporary workers dwelling for security, stud and equine rehabilitation. To include change of use to the land to the south of Limekiln Wood from agricultural to mixed use agricultural and equestrian, including the barn for the broodmares and retirement horses and alpacas.

Validated: 1 July 2025

Noted: Inconsistent Public Representation - It was noted that application DC/25/1096 (permanent dwelling) received multiple letters of support, while DC/25/0883 (temporary dwelling) received 17 objections, despite both relating to the same land and being materially similar. The reasons for this disparity were questioned.

Parish Council Comments and Position:

While the Parish Council acknowledges the agricultural and equine potential of the proposed development, and recognises the applicant's stated intentions to enhance animal welfare and site security, several concerns have been raised during its review.

These are detailed below:

1. Incremental Development in the Countryside

The Council notes that this application represents a continuation of development activity in a rural area where previous permissions have already intensified land use. There is growing concern over the cumulative impact of such incremental development on the character and visual amenity of the countryside.

2. Justification for a Temporary Dwelling

The operational need for a temporary workers' dwelling in connection with the equine rehabilitation and stud enterprise is acknowledged. However, it is essential that any approval be strictly limited in duration, with conditions that require a robust review process before any extension or permanent residential use is considered. The Council emphasises that this application must not serve as a stepping stone toward future permanent residential development.

3. Change of Use of Land

The proposed change from agricultural to mixed agricultural and equestrian use—particularly near the ecologically sensitive Limekiln Wood—raises concerns about landscape management, ecological impact, and the precedent it may set for further non-agricultural diversification. Clarity is sought on long-term intentions for land management and the potential impacts on biodiversity.

4. Access and Traffic Considerations

Though the application lacks specific detail regarding traffic, the Parish Council is concerned about possible increases in vehicle movements, particularly those associated with equine operations, delivery vehicles, and residential use. Broadwater Lane is a narrow rural road with limited capacity and visibility, and may not be suitable for additional traffic volumes. Furthermore, the site is located deep within the countryside with no direct vehicular access from a main road, which could compound accessibility issues and place additional pressure on the surrounding road network. The potential impact on highway safety, infrastructure, and rural amenity should be carefully assessed by the appropriate authorities.

5. Business Plan Deficiency

The application lacks a detailed and viable business plan to demonstrate the economic sustainability of the proposed use. Without this, it is difficult to assess whether the temporary dwelling and land use changes are justified by a sound operational need. The Council expects a clearly evidenced business case in line with policy requirements.

Conclusion and Recommendation:

For the reasons outlined above, the Parish Council registers an objection to the application in its current form. However, the Council defers to the Planning Officer's professional judgement as to whether the proposal meets the relevant planning tests—particularly in relation to agricultural justification, landscape and ecological impact, and long-term sustainability.

Should the application be approved, the Parish Council **strongly requests** that the following conditions be imposed:

- A strict time limit on the temporary dwelling, with mandatory review and reassessment of need.
- Controls to prevent future permanent residential development or incremental expansion without further scrutiny.
- Landscape and ecological safeguards to preserve rural character and biodiversity, especially near Limekiln Wood.
- Monitoring and limitation of vehicle movements to avoid adverse impacts on local roads and community safety.

It was RESOLVED to **object** to the planning application.

- b) **DC/25/1096** Ghyll House Farm, Recadera Stud, Broadwater Lane, Copsale, RH13 6QW
Construction of a two storey dwelling with attached double garage
Validated: 2 July 2025

Parish Council Comments and Position:

1. Unjustified Residential Development in the Countryside

The proposed dwelling constitutes unjustified residential development in open countryside, well outside the defined built-up area boundary. The application provides no exceptional circumstances or demonstrable functional need to justify a permanent residential building in this location. As such, it conflicts with the policy framework set out in the Horsham District Planning documents, particularly those policies aimed at countryside protection, rural restraint, and sustainable development.

2. Precedent for Further Development

Approval of this application risks setting a dangerous precedent for incremental or speculative residential development in the countryside. Such approval would undermine the integrity of local and district-level planning policy and contribute to the gradual erosion of the rural character of the parish.

3. Cumulative Impact and Overdevelopment of the Site

This proposal follows a series of recent applications at Ghyll House Farm, and the Parish Council is increasingly concerned about piecemeal expansion through separate planning submissions. When viewed cumulatively, these represent a clear intensification of land use that is inappropriate for the location and indicative of creeping overdevelopment, transforming the site from rural agricultural to quasi-residential.

4. Impact on Rural Landscape and Visual Amenity

The proposed two-storey dwelling and attached garage would introduce a substantial and suburban-style built form into an undeveloped and sensitive part of the site. The scale, height, and massing of the building are out of keeping with the local vernacular and would result in unacceptable visual intrusion, harming the rural character and visual amenity of the surrounding landscape.

5. Lack of Justification or Connection to a Rural Enterprise

Unlike agricultural or equestrian workers' dwellings, which must meet defined functional and financial justification tests, this application appears to be for a general-purpose residential dwelling. There is no clear or evidenced essential need linked to a rural business enterprise that would warrant approval under countryside development policies.

6. Unsustainable Location and Vehicle Dependence

The site is located in isolated countryside with no nearby services, public transport, or community facilities. As a result, the development would be entirely reliant on private vehicles for access, contrary to both local and national planning guidance promoting sustainable, accessible, and low-carbon development.

7. Lack of Provision for Domestic Water Supply

While provision appears to have been made for water supply for animals, the application fails to demonstrate that there is an adequate and sustainable water source or infrastructure to serve the proposed residential dwelling. This omission raises practical and environmental concerns regarding habitability and long-term sustainability.

In summary, the Parish Council considers this proposal to be contrary to both national and local planning policies protecting the countryside from inappropriate development. We urge the Planning Authority to **refuse this application** in the strongest possible terms.

It was RESOLVED to **strongly object** to the planning application.

- c) **DC/25/1190** Land at Woodlands Walk, Mannings Heath, RH13 6JG
Surgery to 7x Oak trees
Validated: 21 July 2025

It was RESOLVED no objection to the application.

8 members of public left the meeting.

- d) **DC/25/10977** Whytings, Mannings Heath, RH13 6JZ
Erection of first floor side extension over existing garage and kitchen
Validated: 3 July 2025

It was RESOLVED no objection to the application.

- e) **DC/25/1073** Brook House, Nuthurst Road, Maplehurst, RH13 6RB
Listed Building Consent: Removal of side extension, conversion of barn/sheds to domestic use, relocation of carport, and erection of pergola
 Validated: 30 June 2025
- f) **DC/25/1073** Brook House, Nuthurst Road, Maplehurst, RH13 6RB
Householder Application (same works as above)
 Validated: 30 June 2025

It was **RESOLVED** to submit no comment on either DC/25/1073 and DC/25/1073 application. Council noted that similar works had previously received approval and raised no objection, provided the proposed works are carried out in accordance with the stated purpose and within the scope of listed building and domestic use.

PC0039-25/26 – PLANNING MATTERS RESOLVED BY E-RESOLUTION

To **note** Planning Matters **resolved** by e-resolution on 25th July 2025

- a) **DC/25/1101** – Marelands Cottage, Copsale: Prior Approval for single storey rear extension. *No objection.*
 b) **DISC/25/0218** – Old Park, Maplehurst: Approval of details for Condition 3 (Householder). *No objection.*
 c) **DISC/25/0220** – Old Park, Maplehurst: Approval of details for Condition 2 (Listed Building). *No objection.*

PC0040-25/26 - LIST OF DECISIONS BY HDC – as distributed.

DC/25/1086 – Maplehurst Farm, Maplehurst. No objection.

PC0041-25/26 - DEFINITIVE MAP MODIFICATION ORDER – DMMO 8/19

The committee **noted** the submission of new evidence on 19th July 2025 regarding the proposed bridleway from Sedgwick Lane to BW 1713. The item has been withdrawn from the HDC Planning and Rights of Way Committee agenda (scheduled for 22 July 2025) to allow more time for consideration. This will be raised at the next meeting for response.

PC0042-25/26 TO CONSIDER ANY PLANNING APPLICATIONS SINCE PUBLICATION OF THE AGENDA

None.

PC0043-25/26 LIST OF COMPLIANCE CASES BY HDC

Case Reference: EN/23/0143

Date Received: 27 March 2023

Location: Hawthorns, Bar Lane

Alleged Breach: Dumping of vehicles visible from Downslink footpath.

It was noted that this case has been placed on the enforcement list as published by HDC.

PC0044-25/26 – DATE OF NEXT MEETING

The next Planning Committee Meeting will be held on **Wednesday 3rd September 2025**.

Meeting closed at 2014hrs

Signed: Dated: