



Clerk to Council
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Minutes of the Planning Committee Meeting of Nuthurst Parish Council Held at Copsale Village Hall on Wednesday 3rd September 2025 at 7.30pm

Present: Cllr D Cotton (Chairman), Cllr V Court, Cllr C Kenny, Cllr S Catterall, Cllr S Newell.

Apologies: Cllr W Bayley.

Clerk: Lisa Wilcock

Members of the Public: 2

Meeting commenced at 1930hrs

PC0045-25/26 - ATTENDANCE AND APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr W Bayley.

PC0046-25/26 - DECLARATIONS OF INTEREST

No declarations of interest were received.

PC0047-25/26 CHAIRMAN'S ANNOUNCEMENTS

In accordance with statutory consultation requirements, the following planning application was considered by Council via email, as the deadline for submitting comments falls at the same time as this meeting.

The Council has therefore resolved to submit its objections, based on the material planning considerations gathered prior to this meeting, in order to ensure its representations are received within the prescribed period. **Woodlands Farm Broadwater Lane Copsale West Sussex RH13 6QW Ref. No: DC/25/1195**

1. **Emergency Services Access:** There is no water supply sufficiently close to the site to allow for effective firefighting in the event of an emergency.
2. **Impact on Ancient Woodland:** The proposed development would adversely affect ancient woodland, which is a valuable and protected environmental asset.
3. **Sewage and Wastewater:** No plans have been submitted to manage sewage or wastewater from the site, raising significant environmental and health concerns.
4. **Public Rights of Way (PROW):** There is no proposal for re-routing the existing PROW, which could lead to conflicts with public access and safety.
5. **Neighbourhood Plan.** The proposal is not included as part of the made Neighbourhood plan is outside the built-up boundary and is in a non-sustainable location. It is remote from shops and other facilities, is not serviced by a public transport and therefore require a car to get anywhere. The Parish Council does not believe that this application constitutes a Gypsy Site.
6. **Water Neutrality:** The water neutrality of the site is inadequate. The proposal includes accommodating up to 16 gypsy ponies on 7 acres, which exceeds recommended densities unless a track system is in place, according to guidance from the British Horse Society and World Animal Welfare.

7. **Original Site Purpose:** The site was previously approved for time-limited accommodation for the rehabilitation of racehorses, which has not yet occurred. The application therefore does not support an agricultural need or other countryside activity
8. **Professional Viability Assessment and Enforcement History:** The site has previously been assessed as not viable by the planning inspector, and this professional conclusion should be given due weight. Enforcement notices to our knowledge, remain in effect. The submission of further applications with only minor alterations appears to have the effect of delaying resolution of this ongoing breach of planning control.

PC0048-25/26 - PUBLIC SESSION

The District Councillor outlined plans for the redevelopment of Horsham town centre and the provision of new cycle tracks across the district. The original proposals, which were extensive, have been significantly reduced—down to just three key areas—with the intention of moving to the next stage of technical design and implementation in the coming year. However, the plans have faced strong opposition from both the public and local businesses, many of whom expressed a preference for a fully pedestrianised solution instead.

PC0049-25/26 - MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning Committee meeting held on 6th August 2025 were approved as a true record and signed by the Chairman.

PC0050-25/26 - PLANNING MATTERS

a) CA/25/0092 - Dell, Nuthurst Street, Nuthurst RH13 6LH

Fell 1x Group Western Red Cedar (Works to Trees in a Conservation Area).

Comment: Recommendation no objections to this application. Resolved.

b) DC/25/1321 – Rickfield Farm, Brighton Road, Mannings Heath, West Sussex

Demolition of existing dwelling, 2No. barns and an outbuilding. Erection of a replacement dwelling with attached garage.

Comment: It was resolved to object to the application; however, it is recommended that heritage considerations be taken into account. Clarification is requested regarding the specific heritage matters referenced and the measures proposed in this respect. The application is considered to be contrary to Policy 10 of the Nuthurst Parish Council Neighbourhood Plan because the bulk and scale of the house would be detrimental to the character and appearance of the area and would not reflect the scale, density and massing of surrounding buildings.

PC0051-25/26 - PLANNING APPLICATIONS RECEIVED SINCE PUBLICATION OF AGENDA

None received.

PC0052-25/26 - DECISIONS BY HORSHAM DISTRICT COUNCIL

The following decisions were noted:

- a) Old Park, Park Lane, Maplehurst (DISC/25/0218) – Permitted
- b) Old Park, Park Lane, Maplehurst (DISC/25/0220) – Permitted
- c) 7 Whytings, Mannings Heath (DC/25/1097) – Permitted
- d) Marelands Cottage, Broadwater Lane, Copsale (DC/25/1101) – Permitted
- e) 10 Woodlands Walk, Mannings Heath (DC/25/1056) – Permitted
- f) Old Post Office, Nuthurst Street, Nuthurst (CA/25/0060) – Permitted
- g) Glebe Acre, Nuthurst Street, Nuthurst (CA/25/0056) – Permitted
- h) Top Paddock Farm, Kerves Lane, Horsham (DISC/25/0185) – Permitted
- i) Amiesmill Farm, Kerves Lane, Horsham (DISC/25/0166) – Permitted
- j) Lower Sedgwick Farm, Sedgwick Park (DC/25/0484) – Permitted

PC0053-25/26 - DEFINITIVE MAP MODIFICATION ORDER (DMMO 8/19)

The Committee noted the submission of new evidence (19th July 2025) regarding the proposed bridleway from Sedgwick Lane to BW 1713 and that the matter will be considered at the WSCC PROW Committee on 7th October 2025.

PC0054-25/26 - COMPLIANCE CASES – HORSHAM DISTRICT COUNCIL

EN/25/0312 29/08/2025 Maplenut Farm Maplehurst Road West Grinstead West Sussex RH13 6RN

Alleged: Change of use of hay and straw store approved under N/8/02 to residential dwelling without planning permission. Reg Hawks

EN/25/0313 29/08/2025 Maplenut Farm Maplehurst Road West Grinstead West Sussex RH13 6RN

Alleged: change of use of land from agricultural to equestrian and creation of a sand school

Reg Hawks

EN/25/0314 29/08/2025 Maplenut Farm Maplehurst Road West Grinstead West Sussex RH13 6RN

Alleged: Change of use of agricultural land to residential including laying of hardstanding and installation of swimming pool

Reg Hawks

EN/25/0315 29/08/2025 Maplenut Farm Maplehurst Road West Grinstead West Sussex RH13 6RN

Alleged: change of use of land from agricultural to car storage

Date of the next meeting 1st October 2025.

Meeting closed 2026hrs