

**Minutes of the Ordinary Meeting of Fulking Parish Council held on Thursday 9<sup>th</sup> July 2026 at 7.30pm at the Village Hall, Fulking.****Present**

Chairman: Cllr Mark Hind  
Fulking Parish Council (FPC): Cllrs Karen Healy, Tom Kardos and Peter Boarder  
Cllr Rodney Jackson

There were six members of the public present. The meeting opened at 7.30pm.

**26/039/OM. Apologies for Absence.**

Apologies were received from Cllr Lucy Mhta (FPC) and Cllr Geoff Zeidler (MSDC)

**26/040/OM. Declaration of Members' Interests.**

Cllrs Hind and Boarder are both Trustees of Fulking Village Hall CIO

**26/041/OM. Approve the Minutes of Ordinary Meeting of 16<sup>th</sup> April and Annual Meeting 21<sup>st</sup> May 2026**

The minutes, subject to any amendments, to be approved and signed as a true record of the meeting.

Councillors read the minutes of the previous meetings. They were approved unanimously then signed by the Chairman.

**26/042/OM. Reports from District and County Councillors.**

Cllr Hind welcomed Cllr Rodney Jackson back to Fulking having previously served Fulking as a district councillor until 2023.

Cllr Jackson (WSCC) outlined the new structure of the council and confirmed that his roles include being member of the following committees.

- The Planning and Rights of Way Committee
- The Health and Adult Services Scrutiny Committee.
- The Children and Young Persons Scrutiny Committee.
- The Appeals Panel.

He also visited the WSCC Jobs Lane Highways Depot last week and met the Depot Manager and his team.

He has talked to Roger Noel, County Councillor for the Henfield Division and Chairman of Woodmancote Parish Council who said, at the last meeting of the Horsham Association of Local Councils (HALC), that Parishes close to the Mid-Sussex border should talk to neighbouring Mid-Sussex Parishes and MSDC about the effect of the large number of new houses proposed for Sayers Common.

Councillor Zeidler (MSDC) reported via email:

The main MSDC focus is on three workstreams which are:

- Burgess Hill centre redevelopment Joint Venture. This is progressing in a challenging financial environment.
- The Government Local Government Reorganisation (LGR) where an announcement on the way forward is anticipated. The revised consultation closed on 15th June with the intent to make a decision in the summer. Given the changes in Government it is not clear what will be decided; and when or even whether this will proceed.
- Additional Sites for the District Plan which are undergoing in-combination testing. The results will be available for consultation from 27th July 2026 before being returned to the Inspector for consideration.

The MSDC consultation on Parking Charges for the villages was reviewed at Scrutiny, but no concrete plans were tabled for approval and no consultation timetable was shared.

#### **26/043/OM. Planning Application.**

[SDNP/26/01983/FUL | Erection of two storey, 4 bedroom self-build dwelling | Willow Farm Clappers Lane Fulking West Sussex BN5 9NJ](#)

Members of the Public shared the following concerns with Councillors at the meeting:

- The planning application is lacking in any ecological consideration
- SDNPA have laid out strict conditions on previous application in Clappers Lane
- This is on open countryside
- Appears to state this is a self build (when it is not) purely to avoid any CIL payment
- Concerns over additional sewage
- Applicant did not consult with neighbours about the plans.
- Appears to be directly overlooking other houses
- Not in keeping with the locality
- Disproportionate to the size of the existing buildings.

Councillors shared these concerns and voted unanimously against the applications for the following reasons:

Strategic Policy **SD25** is the core spatial framework for growth across the [South Downs National Park](#). It directs development to towns and villages with defined settlement boundaries. Outside of these boundaries, new development is strictly restricted to preserve the park's natural landscape and conserve it for the nation.

To comply with this policy, development proposals must meet specific constraints based on where they are located

- **Inside Settlement Boundaries:** The principle of residential and commercial development is supported, provided the scale and nature of the design is appropriate to the specific settlement and its [landscape context](#).
- **Outside Settlement Boundaries: (Which applies in this instance)** Development is heavily restricted. Exceptions are made for the appropriate reuse of previously developed land (excluding residential gardens) and sustainable tourism, provided the project conserves and enhances the special qualities of the park. (Which I do not believe it does, far from it)
- **Whole Estate Plans:** For large land-owning estates and farms operating in the park, the [Producing a Whole Estate Plan](#) process serves as a strategic way to manage land and heritage assets under SD25.

The application does not meet SDNPA Policy on the following matters:

### 1. Essential Rural Workers Exception (Policy SD32)

The most common route for building on equestrian land is demonstrating an **essential operational need** for a worker to live on-site 24/7.

- **The Equestrian Requirement:** This is rarely granted for private stables. (They have confirmed in the Design & Access Statement that it is a private enterprise). It generally requires a large-scale **commercial enterprise** (like a high-end stud farm, racing yard, or intensive livery) where horse welfare or security demands round-the-clock supervision.
- **The Functional Test:** You must prove that the enterprise cannot function unless a worker lives *exactly* on that parcel of land (e.g., foaling mares or managing acute medical conditions overnight).
- **The Financial Test:** The business must be proven to be financially viable and sound, with a clear long-term future.
- **The Temporary Step:** The park authority will usually only grant permission for a **temporary log cabin or mobile home for the first 3 years** to ensure the business succeeds before allowing a permanent brick-and-mortar house.

### 2. Paragraph 84 / "Exceptional Design" Route

If you cannot prove a commercial business need, your only other option for a brand-new house is the national planning exception (formerly known as Paragraph 80/55, updated to Paragraph 84 in the National Planning Policy Framework).

- **The Standard:** The design must be of **outstanding or innovative architectural quality**.
- **The Landscape Fit:** It must significantly enhance its immediate setting and be completely sensitive to the defining characteristics of the South Downs landscape.
- **The Reality:** The SDNPA sets an incredibly high bar for this. Only a handful of these ultra-modern, eco-sustainable architectural masterpieces are approved nationally each year.

### 3. Conversion of Existing Buildings (Policy SD41)

If your equestrian land already features permanent, structurally sound buildings (like a traditional brick or stone barn), you may be able to convert it into a home.

- **Redundant Buildings:** The building must no longer be needed for its current agricultural or equestrian use.
- **Structural Integrity:** It must be capable of conversion **without needing to be rebuilt** or substantially extended.

- **Modern Stables Warning:** Modern timber stables or steel-framed corrugated metal barns rarely qualify, as they are not deemed "permanent substantial structures" suitable for residential conversion without total reconstruction.

### **Crucial Constraints to be Kept in Mind**

Attempting any of these routes, the house will be subject to strict park-wide rules:

- **Strict Size Limits (Policy SD31):** The SDNPA heavily restricts the size of rural dwellings to maintain a supply of smaller, affordable homes in the countryside.
- **Dark Night Skies (Policy SD22):** The SDNP is an International Dark Sky Reserve. Any house design must feature minimal glazing, automated blinds, or tinted glass to prevent internal light spill from disrupting wildlife.

### **26/044/OM. Matters Arising & Outstanding Actions To clarify and report on actions brought forward from the last meeting**

- **NTF Lease**

The signed and witnessed lease between North Town Field Trustees and Fulking Parish Council has been sent to Land Registry for the lease to be registered. Land Registry acknowledged receipt on 2<sup>nd</sup> June 2026 and gave a time scale to 11<sup>th</sup> November 2026 for them to undertake their part.

- **Village Hall**

Councillors discussed the Village Hall situation and proposed to apply to Historic England to requested listed status for the village hall. Councillors were unanimously in favour of this action.

In additional, Councillors unanimously agreed to re-register the Village Hall as an Asset of Community Value with MSDC.

### **ACTION : Clerk to complete the relevant forms.**

- **Market Gardens**

On 30<sup>th</sup> June 2026 the Planning Officer at SDNPA emailed Fulking Parish Council advising that concerns were raised by their legal team regarding the expediency of issuing an Enforcement Notice at this stage, given that the previous planning application was withdrawn primarily because the applicant was unable to provide the necessary drainage information before the winter period.

SDNPA have also engaged with the applicant and the current position is that enforcement action will be held in abeyance to allow the opportunity for a revised planning application to be submitted. Their view is that determination of a planning application is likely to provide a much quicker route to resolution than serving an Enforcement Notice which would almost certainly be subject to appeal and could take a considerable period to conclude. SDNPA reserve the right to take formal enforcement action should a further application not be forthcoming, or should any future application be refused. SDNPA are actively monitoring that the ground water monitoring requirements are being done.

- **Small Acres appeal remains ongoing.**

The site is the subject of an enforcement appeal that has been progressing since 2024, and unfortunately the Authority has no ability to expedite the process. They remain reliant on the Planning Inspectorate to allocate the necessary dates and progress the appeal.

## **26/045/OM. NTF Safety Inspections**

- **RoSPA Report**

The latest annual report was shared with Councillors, following repairs to the benches and jet-washing the soft-land areas the playground was considered acceptable to the examiner.

- **Inspections**

NTF Inspections continue to be undertaken by the Maintenance Manager of Upper Bedding Parish Council.

**Action: Clerk to circulate the completed inspections log to Councillors.**

- **Tree Survey**

The tree survey report has been received and circulated to Councillors and the Trustees of NTF. The report has identified that 14 of the 31 trees surveyed require a range of attention with the next six months. The Trustees of NTF are responsible for the trees however the Council is aware of the limited funds held by the Trust with no income stream to generate revenue.

**Action: Clerk to contact South Downs National Park to request support complete the remediations.**

**Action : Clerk to instigate a remediation plan to ensure the 14 trees are attended to in line with the report within the timescale provided.**

**26/046/OM. Financial Matters** - To receive the report on Council's income and to ratify payments made since last meeting

Fulking Parish Council Payments 1st April 2026 to 30<sup>th</sup> June 2026.

|            |                        |        |
|------------|------------------------|--------|
| 10/4/2026  | Action Rural Sussex    | 155.00 |
| 15/04/2026 | Sigma Payroll          | 34.10  |
| 21/04/2026 | Clerk Salary - April   | 330.04 |
| 21/04/2026 | HMRC                   | 239.50 |
| 21/04/2026 | MDSC - Dog Bins        | 973.44 |
| 24/04/2026 | NPower                 | 179.75 |
| 7/5/2026   | Trevor Cox             | 100.00 |
| 15/05/2026 | Sigma Payroll          | 36.00  |
| 18/05/2026 | Clerk Salary May       | 329.64 |
| 18/05/2026 | HMRC / NIC             | 239.90 |
| 18/05/2026 | SLCC Membership        | 63.25  |
| 18/05/2026 | Trevor Cox Inspections | 100.00 |
| 21/05/2026 | Parish Online          | 30.00  |
| 21/05/2026 | WSALC Subs             | 116.28 |

|            |                           |        |
|------------|---------------------------|--------|
| 27/05/2026 | Clear Insurance           | 534.19 |
| 27/05/2026 | John Hazard - Hosting     | 56.28  |
| 27/05/2026 | ICO                       | 47.00  |
| 27/05/2026 | Mark - APM drinks         | 59.43  |
| 11/6/2026  | Clerk Salary June         | 330.04 |
| 11/6/2026  | HMRC / PAYE               | 239.50 |
| 15/06/2026 | Sigma Payroll             | 36.00  |
| 29/06/2026 | Grass Cutting - M Stepney | 420.00 |
| 29/06/2026 | GCS - Playground Clean    | 648.00 |

Payments were ratified by Councillors unanimously.

Bank Balances as at 30/06/2026

|                          |            |                 |
|--------------------------|------------|-----------------|
| Barclays Current Account | £ 1,176.90 |                 |
| Barclays Premium Account | £15,000.00 | General Reserve |
| Barclays Premium Account | £ 4,010.01 | Playground Fund |

**26/047/OM. Correspondence.** To discuss correspondence and respond to correspondence received.

None

**26/048/OM. Date of next meeting Thursday 8<sup>th</sup> October 2026**