



To All Councillors,

You are summoned to an **ONLINE** meeting of the Planning and Environment Committee (in adherence to The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020 No.392) on **Thursday 04 February 2021 at 7.30pm**. A link will be sent to you explaining how to join this meeting.

To Members of the Public,

This meeting will be streamed on the internet. Follow link from website or Facebook page. This will enable you to see and hear Councillors.

If you would like to ask a question,

- a. you can either submit it to the Clerk at least 24 hours prior, who will then read it out, or
- b. you can ask it directly, but you must still notify the Clerk at least 24 hours prior, so you can be sent a link that you will enable you to join the meeting for the duration of public questions.

A handwritten signature in black ink that reads 'Gregory Burt'. The signature is written in a cursive style with a large 'G' and 'B'.

G.C. Burt

Clerk to the Council

28 January 2021

AGENDA

1. Apologies for Absence.
2. Declarations of interest and notification of change to members' interests.
3. Approval of the minutes of the Planning and Environment Committee meeting held on 7 January 2021, previously circulated, to confirm and sign the minutes as a correct record.
4. Matters Arising.

5. Guest Speaker (via Zoom) – David McFarlane, SP Broadway. Update on the Hilland Farm development.
6. Public Session.
7. Planning Applications.

DC/21/0020	Surgery to 1 x Lime tree 7 DELL LANE, BILLINGSHURST
DC/20/2607	Outline application for the development of approximately 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access LAND AT DUCKMORE, EAST OF BILLINGSHURST
DC/20/2576	Replacement of existing mono pitch copper roof to a clay tile pitched roof and corner brick piers for stability SOUTHDOWN HOUSE, ROWNER ROAD, BILLINGSHURST
DC/20/2378	AMENDED PLAN Change of use to provide 1 No. retail/commercial unit, 1 No. 2-bedroom flat and 1 No. 4-bedroom dwelling and erection of a double garage BARCLAYS BANK LTD, 84 HIGH STREET, BILLINGSHURST
DC/21/0004	Creation of 3 openings and window replacements on the south and west elevations ROWFOLD, ROWFOLD GRANGE, CONEYHURST ROAD, BILLINGSHURST
DC/21/0023	Relocation of existing roof light to a higher position on the rear elevation 12 HILLVIEW, HIGH STREET, BILLINGSHURST
DC/21/0050	Part demolition of existing rear and erection of a single storey rear extension with terrace above 105 HIGH STREET, BILLINGSHURST
DC/20/2546	Alterations to existing fenestration on all floors, installation of windows to the roof on the right and left elevations (following prior approval ref: DC/19/1258) FIG TREES, SOUTH HOUSE FARM, MARRINGDEAN ROAD, BILLINGSHURST
DC/20/2559	Alterations to existing fenestration on all floors, installation of windows to the roof on right and left elevations LITTLE OAK, SOUTH HOUSE FARM, MARRINGDEAN, BILLINGSHURST
DC/21/0092	Fell 1 x T4 – Ash and 1 x G5 – Blackthorn (Works to Trees in a Conservation Area) WAYSIDE COTTAGE, STANE STREET, ADVERSANE, BILLINGSHURST

DC/21/0080	Application for the re-approval of Reserved Matters for the petrol filling station (with ancillary retail and coffee drive through) following approval of Outline application DC/20/0171 relating to access, layout scale, appearance and landscaping PETROL FILLING STATION SITE, HILLAND FARM, STANE STREET, BILLINGSHURST
DC/21/0108	Erection of a single storey rear extension 4 WEST STREET, BILLINGSHURST
DC/21/0158	Erection of a single storey replacement building for ancillary accommodation KETTLESBRIDGE FARM, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST
DC/21/0071	Erection of a single storey side and rear extension, erection of a new front porch with gable roof and alterations to external materials 25 NIGHTINGALE WALK, BILLINGSHURST
DC/21/0141	Demolition of existing plant room, removal of a utility door, 1 No. window and removal of 1 No. door on the south elevation. Installation of 8 No. vent grilles, installation of 6 No. new windows and relocation of 4 No. existing windows on the east elevation. NYEWOOD COURT, BROOKERS ROAD, BILLINGSHURST

9. Horsham District Council Planning Decisions.
10. Appeals and Appeal Decisions.
11. To consider commenting on the proposed dedication of a new footpath link between Footpaths 1311/1312 and Footpath 827.
12. Street Naming – Marringdean Acres (Phase 3) Site. Following the sale of the site by A2 Dominion to Bellway Homes, the Committee is asked to reconfirm names suggested in January 2017 (The Privet, The Thicket and Hedgelands) or offer alternative names.
13. Any other matters for information only.
13. **Date of Next Meeting: Thursday 4 March 2021** at 7.30pm. (Unless there is a need for a plans-only meeting).

Committee Members: GA, EB, GC, DH, DW, SW.

Members of the public should be aware that being present at a meeting of the Council or one of its Committees or Sub-Committees will be deemed as the person having given consent to being recorded (photograph, film or audio recording) at the meeting, by any person present.

Planning And Environment Committee Meeting – 4 February 2021

Agenda Item 11 – Background Information

Former Councillor Jon Perks was instrumental in the proposal which has come forward for comments. It is the provision of a new length of public footpath, in co-operation with the landowner, to link existing footpaths 1311 and 1312, east of Lordings Road, Adversane via a direct crossing of the road to footpath 827 on the western side.

The Parish Council has agreed to fund the works needed to install the kissing gate on the new path. However, as part of its usual consultation process, the Rights of Way Officer for West Sussex County Council has written formally to invite any comments members may wish to make.

The Rights of Way Officer considers this scheme to be a very worthwhile improvement to the path network as it will allow walkers to avoid a rather difficult stretch of road.

Highways Act 1980 S25

Billingshurst: Proposed Dedication of a New Footpath Link between Footpaths 1311/ 1312 and Footpath 827

Inspecting Officer's Report for Consultation

Background - See Location Plan 01790

Footpath 827 runs west from Lordings Road just to the south of the Limeburners public house and campsite at Adversane, Billingshurst. The nearest connection in the path network is fp 1312 which leaves Lordings Road at a point some 80 metres(m) to the south. This means that a quite fast and busy stretch of road (60mph) without footways or suitable verges must be negotiated by walkers in order to continue their onward journey.

In order to provide a connection via a direct road crossing the owner of farmland to the east of Lordings Road has agreed to dedicate a new length of public footpath(fp) linking existing fps 1311 and 1312 on the east via a direct crossing of the road to fp 827 on the western side. Off-road footpath links as shown **A-B-C** on plan 01791 are to be created by formal agreement under the provisions of S25 of the Highways Act 1980 between the County Council and the landowner.

The Proposed Route –plan 01791

It is proposed that a new kissing gate with hardstanding be installed in the roadside hedge line at point **B** where good traffic visibility in both directions will provide walkers with a direct crossing to existing fp 827 at the splayed entrance to Guildenhurst Manor. From **B** a new length of path will run south on a western field headland, separated from the road by a hedge, to meet the western end of fp 1312 at **C**. A further length of new path will run east from point **B** on a northern field headland adjoining the fenced southern boundary of the Limeburners campsite. Turning north the new path will join existing fp 1311 where it meets the field headland at point **A**.

This is a well-used part of the path network used by both nearby residents, visitors to the campsite and walkers from the village wishing to access the path network in the countryside to the west, around the river Arun, the Wey and Arun canal and towards Wisborough Green. It is considered that the proposed new path will provide a useful link for walkers enabling them to avoid a stretch of unpleasant road walking.

Ownership

Newbridge Farm Partnership, the owners of the land crossed by the proposed path, has generously agreed to enter into a footpath creation agreement with the County Council.

West Sussex Rights of Way Management Plan(RoWMP), Human Rights Act 1998, Equality Act 2010 and Crime and Disorder Act 1998 Implications

In considering this proposal the County Council's responsibilities under the provisions of the above have been taken into account. It is considered to be in accordance with all relevant provisions of the RoWMP and meets some of the key aims such as the improvement of path links and the creation of a choice of routes.

Consultations

On 8 January 2021 consultation documents were sent to Horsham District Council, the relevant user groups, the Parish Council, the Sussex Police Crime Prevention Design Advisor, neighbouring property, WSCC members' Bulletin and other interested parties with the request that any comments be submitted by 5 February 2021. Careful consideration will be given to all responses received.

Costs and Works

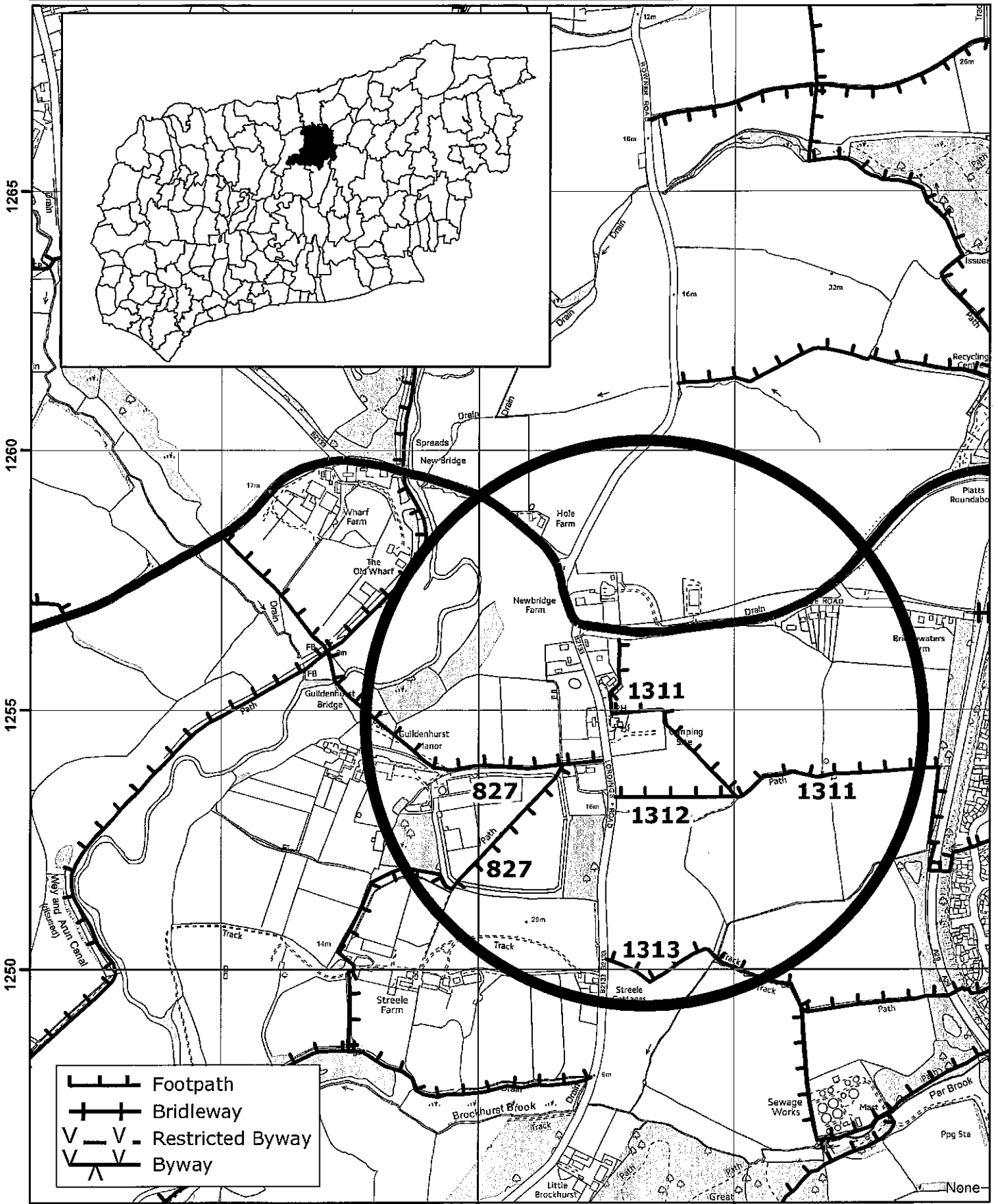
The proposed new path will have a width of generally 2 metres throughout its length. A kissing gate with hard standing will be installed to accommodate the new path at point **B**. Billingshurst Parish Council have kindly agreed to bear the cost of this work. Waymarking of the new path and the costs associated with the preparation of the agreement will be at County Council expense.

General Conclusion:

The proposed route will provide a useful addition to the path network that will avoid a difficult length of road walking. The co-operation of the landowner and the support of the parish council is very much appreciated and the new path will be welcomed by local walkers.

Judith Grimwood
Rights of Way Officer

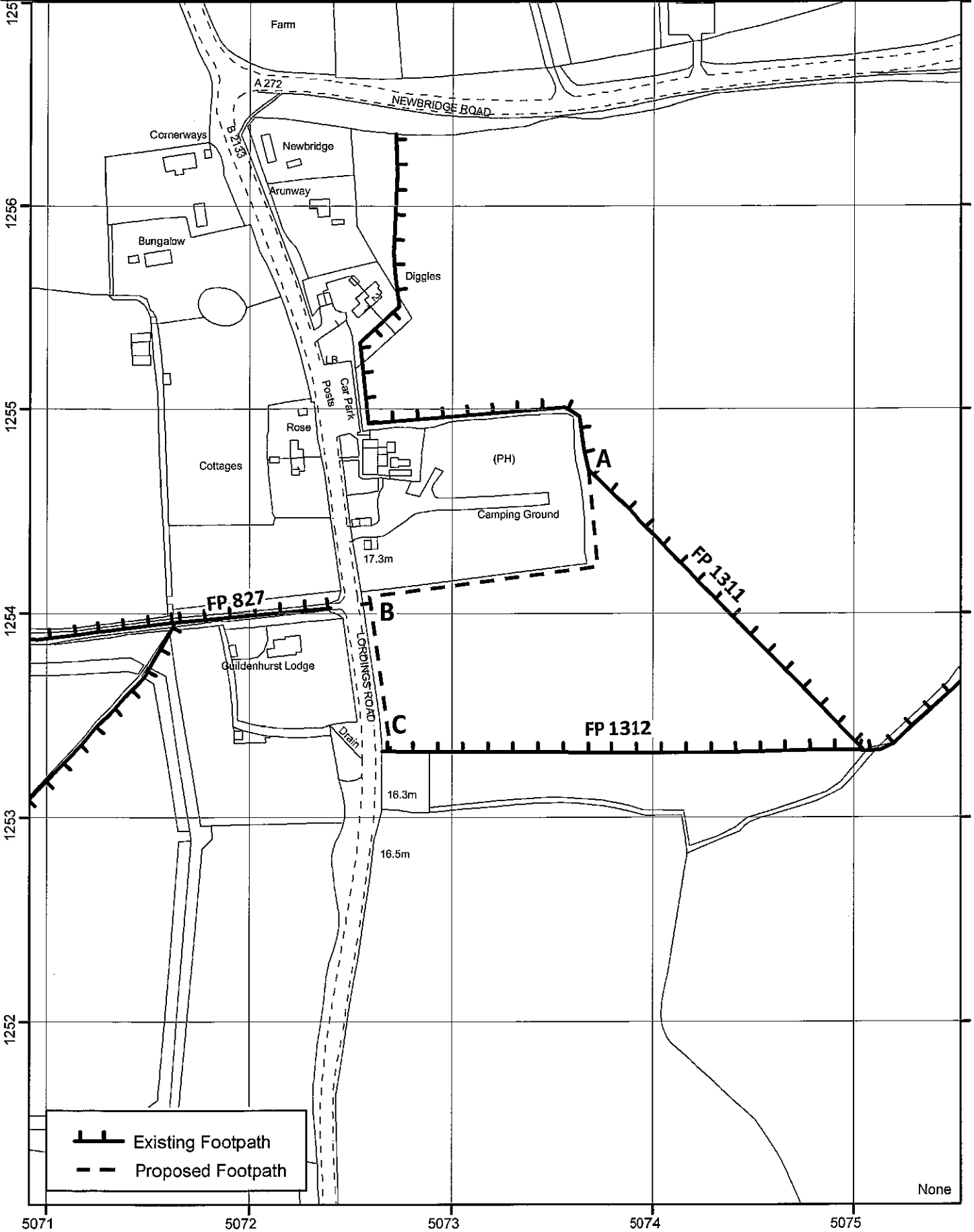
January 2021



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**Billingshurst: S25 Highways Act 1980
Proposed Creation of Footpath Link to FP 1311 & 1312 -
Location Plan**

Plan: 01790	1:10,000	OS Sheet: TQ 02 NE		Photocopy liable to distortion	Matt Davey Director of Highways, Transport and Planning	
Date: 01.12.2020		Grid Ref: 6070 1250				



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Plan: 01791	1:2,500	OS Sheet: TQ 02 NE	
Date: 01.12.2020		Grid Ref: 5072 1253	
		Photocopy liable to distortion	<p>Matt Davey Director of Highways, Transport and Planning</p>