



To: Members of the Planning and Environment Committee,

You are duly summoned to a meeting of the Planning and Environment Committee that will take place on Tuesday 3 December 2024 at the Billingshurst Centre commencing at 7.00pm.

Members of the public are welcome to attend this meeting and speak for a maximum of three minutes about an item on the agenda for this meeting during the Public Session, at the discretion of the Chairman. They must give their name.

G C Burt
Clerk to the Council

27th November 2024

AGENDA

1. Chairman's Announcements.
2. Apologies for Absence.
3. Declarations of interest and notification of change to members' interests.
4. Approval of the minutes of the Planning and Environment Committee meeting held on 5 November 2024, previously circulated.
5. Clerk's Report.
6. Public Session. Members of the public are welcome to attend this meeting and speak for a maximum of three minutes about an item on the agenda for this meeting during the Public Session, at the discretion of the Chairman. They must give their name.
7. Planning Applications.

DC/24/1571	Ratify response already submitted on receipt of clarification of application. Variation of Condition 23 of previously approved application DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout) to amend the wording of the condition in relation to working hours. LAND PARCEL AT 507911 125837 NEWBRIDGE ROAD BILLINGSHURST WEST SUSSEX
DC/24/1695	Erection of wooden Gazebo in rear garden. 10 THE WILLOWS BILLINGSHURST WEST SUSSEX RH14 9W
DC/24/1693	Erection of a two-storey rear extension.

	THE BARN WEST CHILTINGTON LANE BILLINGSHURST WEST SUSSEX RH14 9DP
DC/24/1700	Surgery to 1x Oak. Tree works with a TPO. 15 CAFFYNS RISE BILLINGSHURST WEST SUSSEX RH14 9JY
CA/24/0048	Surgery to 1x Holly (Works to Trees in a Conservation Area) BILLINGSHURST VILLAGE HALL ROMAN WAY BILLINGSHURST WEST SUSSEX RH14 9QW (FOR NOTING ONLY AS COUNCIL IS APPLICANT.)
DC/24/1689	Conversion of barn and associated modern building into domestic accommodation. Removal of C20 workshop and conversion of outbuilding into ancillary use (Householder) HOOK FARM WEST CHILTINGTON LANE BILLINGSHURST WEST SUSSEX RH14 9DP
DC/24/1690	Conversion of barn and associated modern building into domestic accommodation. Removal of C20 workshop and conversion of outbuilding into ancillary use. (Listed Building Consent) HOOK FARM WEST CHILTINGTON LANE BILLINGSHURST WEST SUSSEX RH14 9DP
DC/24/1728	Surgery to 1x Yew and 1x Oak UNITARIAN AND FREE CHURCH HIGH STREET BILLINGSHURST WEST SUSSEX RH14 9QS
DC/24/1756	Prior Notification for the Change Of Use from Offices (Class B1) to residential (Class C3) to form 2 no. self-contained flats. UNITS 9 AND 10 LAURA HOUSE JENGERS MEAD BILLINGSHURST WEST SUSSEX RH14 9NZ
DC/24/1427	Demolition of existing swimming pool building, retention of link corridor and construction of an annex. LITTLE WOODHOUSE NEW ROAD BILLINGSHURST WEST SUSSEX RH14 9DS
DC/24/1722	Conversion of loft into habitable living space with 2no. dormers. 4 ST MARYS CLOSE BILLINGSHURST WEST SUSSEX RH14 9UA
DC/24/1774	Erection of a single storey rear extension, replacing existing conservatory and store. ROWFOLD HOUSE CONEYHURST ROAD BILLINGSHURST WEST SUSSEX RH14 9DD
DC/24/1783	Prior notification for the demolition of Agricultural outbuildings HOOK FARM WEST CHILTINGTON LANE BILLINGSHURST WEST SUSSEX RH14 9DP
DC/24/1784	Prior Notification for Change of Use of an Agricultural Building to 1no dwellinghouse (C3 Use Class). HOOK FARM WEST CHILTINGTON LANE BILLINGSHURST WEST SUSSEX RH14 9DP

**PLUS, ANY ADDITIONAL PLANNING APPLICATIONS RECEIVED IN
THE PARISH OFFICE PRIOR TO THIS MEETING. (PLEASE CHECK
THE PARISH COUNCIL'S WEBSITE FOR UPDATES).**

9. To consider request to contribute to legal costs associated with seeking Judicial Review, reference Land at Duckmoor Farm – Appendix A.

Council Office: Billingshurst Community & Conference Centre,
Roman Way, Billingshurst, West Sussex RH14 9QW
Tel: 01403 782555
Email: council@billingshurst.gov.uk

8. Horsham District Council Planning Decisions (previously circulated).
9. Appeals and Appeal Decisions.
10. Planning Compliance Update from Horsham District Council.

EN/24/0441	Alleged: Erection of fencing and extension of residential curtilage. 10 CLEVELANDS CLEVE WAY BILLINGSHURST WEST SUSSEX RH14 9SB
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11. **Date of Next Meeting: Tuesday 7 January 2025** at 7.00pm (unless there is a need for a plans-only meeting).

Committee Members: FA, DH, JH, JM, AR, KR, DW.

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.

APPENDIX A

Billingshurst Parish Clerk

Subject: FW:

From: Brett de Bank <
Sent: Wednesday, November 27, 2024 10:55 AM
To: Doug Waller <douglas.waller@billingshurst.gov.uk>
Cc: Planning <Planning@billingshurst.gov.uk>; Billingshurst Parish Clerk <clerk@billingshurst.gov.uk>
Subject: Re: Construction Environmental Management Plans (CEMP) | CHAS

Thanks Doug

There is much case law and legal precedent particularly from 2023 and 2024 that suggest the analysis which underpins the WNS is flawed and legally very vulnerable.

The Council doesn't want to go down this road because if it is successfully challenged it undermines their entire district wide approach to water neutrality which causes them problems. That is not my concern of course.

So my intention is to seek a judicial review. For that I would like the financial support of the Parish Council by committing £1 for every £1 raised by the community to help support that fighting fund. That is done in stages. I intend to do this via CrowdJustice which has successfully been used in many cases to defend such decisions. The initial scope and review by a lawyer and barrister will determine if there is scope to challenge and if that challenge could result in quashing the decision and ultimately if that can be remitted back to PINS for a reconsideration. That initial review will cost c £3.5-4.5k and then the next stage will likely cost between £7-£10k and then if a full hearing is granted then it may rise ultimately up to £50k'ish. I will of course get cost caps from the lawyer and barrister at each stage.

With the support of the community and Parish Council I am confident we can reach these targets.

So not all is lost yet, its not over until its over. People like myself who represent the community are prepared to fight until there are no other options available and stand up to the bullies, so will Billingshurst Parish Council join in that fight and support this cause with a potential modest commitment but one that could have a significant positive impact to the village if successful and show the residents of Billingshurst the strength and commitment the parish council has for it?

Happy to discuss further in person if you wish

Kind regards

Brett

On 27 Nov 2024, at 10:43, Doug Waller <douglas.waller@billingshurst.gov.uk> wrote:

Hello Brett

Thank you for your email.

I note that you still feel that there is mileage in your efforts to prevent the Duckmoor development going ahead.