



You are duly summoned to an Extraordinary meeting of the Planning and Environment Committee that will take place on Thursday 20 February 2020 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.

G C Burt
Clerk to the Council

13 February 2020

AGENDA

1. Apologies for Absence.
2. Declarations of interest and notification of change to members' interests.
3. Public Session.
4. To consider the Horsham District Council Local Plan Review Regulation 18 consultation and attached Options Report.
5. Planning Applications.

DC/20/0181	Removal of existing roof, raise eaves level and re-roof with dormers to provide rooms in the roof with associated alterations 11 CLEVE WAY, BILLINGSHURST
DC/20/0212	Retrospective application for the change of use of land from agricultural grazing for the use of the school for educational purposes ADVERSANE HALL (ADJOINING TO THE REAR), ADVERSANE LANE, BILLINGSHURST
DC/20/0243	Fell 1 x Oak CHURCH PATH, BILLINGSHURST Parish Council application – for information only.
DC/20/0244	Surgery to 1 x Willow LITTLE BOXES, NATTS LANE, BILLINGSHURST

DC/19/2396	AMENDED PLAN Erection of 1 detached two storey dwelling and 2 semi-detached two storey dwellings with associated parking LAND ADJACENT TO NO 81, ROMAN WAY, BILLINGSHURST
DC/20/0213	Removal of condition 3 to previously approved application DC/04/0441 (construction of a sand school) to allow the use of sand school for commercial purposes PRATTS FARM, WEST CHILTINGTON LANE, BILLINGSHURST
DC/20/0234	Part retrospective application for the conversion of existing garage into habitable living space and removal of garage door on front elevation and installation of window 10 EASTON CRESCENT, BILLINGSHURST
DC/19/1870	AMENDED PLAN Erection of 2 No. semi-detached two-bedroom bungalows, 1 No detached two storey four bedroom dwelling and 2 No detached two storey three bedroom dwellings ROWFOLD KENNELS, CONEYHURST ROAD, BILLINGSHURST
DC/19/1947	AMENDED PLAN Variation of condition 1 to previously approved application DC/18/2090 (Erection of a two-storey dwelling to the East of No. 7, incorporating ground floor rear extensions to Nos. 7 and 8, and a rear and first-floor extension to No.7, roof lights and solar panels) Relating to fenestration changes including repositioning of windows/rooflights and additional windows to side elevation at ground floor level, and alterations to internal layout 7 AND 8 CHESTNUT ROAD, BILLINGSHURST
DC/19/2319	AMENDED PLAN Creation of a 16 space car park within the land at the rear of 54A High Street, Billingshurst, with vehicular link between the Sainbury's car park and the car park at Jengers Mead 54A HIGH STREET, BILLINGSHURST

6. Any other matters for information only.

7. **Date of Next Meeting: Thursday 5 March 2020 at 7.30pm.**

Committee Members: GA, EB, GC, DH, SK, JP, SR, 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.

BILLINGSHURST PARISH COUNCIL

PLANNING COMMITTEE

THURSDAY 20 FEBRUARY 2020

HORSHAM DISTRICT LOCAL PLAN REVIEW

REPORT BY CLERK & ASSISTANT CLERK

FOR DECISION

Horsham District Council has commenced a period of public consultation on its new Local Plan between 17 February and 30 March 2020.

As part of this, it is holding a series of staffed exhibitions where residents can see the many sites that have been put forward, including an event at the Billingshurst Centre on Monday 17 February 4-8pm.

HDC has to find sites for 965 houses per year over the Plan period. Three strategic sites have been put forward in the parish by landowners/their agents:

1. Lane south of Adversane (Straddles the parish boundary with Pulborough and West Chiltington.)
2. Land to the east and south east of Billingshurst (Marketed as land at Little Daux Farm.)
3. Land to the west of Billingshurst (Effectively land to the west and north of Jubilee Fields.)

These sites have either been proposed before, or have been promoted over the last year, including presentations to Councillors, so what is proposed and the issues surrounding them are already well-rehearsed.

The Neighbourhood Plan Working Party, mindful that HDC would be looking to allocate a strategic site in the parish, chose not to try to allocate any sites itself, but resolved that

*HDC will instead lead the allocation of any sites in the parish to meet any revised housing numbers through the Local Plan Review, whilst consulting **MEANINGFULLY** with the **PARISH COUNCIL AND** community.*

The latter would imply that the Parish appreciates that it will have to accept significant additional housing so taking a position that it is not willing to accept any would be contradictory.

The Planning Committee is charged with considering planning matters, not just applications but also planning documents/consultations and the Local Plan Review is now a standing agenda item. Any Committee can refer a matter to Full Council if it so chooses.

However, at the meeting on the 6 February, the Committee seemed reluctant to resolve how it wished to approach the matter of the Local Plan consultation, either by looking at the sites suggested, consulting with residents or taking a position on what it wished to say.

Mindful that the closing date is just over a month and half away, officers are concerned that if the Council wishes to be seen to be taking a lead or stance on this issue, it needs to decide now what it wishes to do.

In order to assist Members, we suggest that Councillors consider the following options:

1. Do nothing!

Disadvantages:

Council likely to be accused of failing in its duty to represent residents / abdicating any responsibility.

2. Say we don't want any development as the village has already taken its fair share, why should it take any more?!

Disadvantages:

HDC is highly likely to select at least one of the suggested strategic sites in the parish to help it meet its significant targets. If the site they choose isn't the least worst, then the Parish Council could be evermore accused of being complicit in allowing HDC to choose the worst.

3. Ask residents what they think the Council should do?

Disadvantages:

Many will say they don't want any development as the village has already taken its fair share, why should it take any more?!

Limited time to consult and then convert that into a response.

Are we duplicating HDC's consultation?

4. Accept that HDC will allocate at least one strategic site and ask residents which sites the Council should support/not support?

Disadvantages:

Limited time to consult and then convert that into a response.

Are we duplicating HDC's consultation?

5. Set up a Working Party to consider the matter further.

Disadvantages:

Councillors already know all the issues; is this just time-wasting?

6. Accept that HDC will allocate at least one strategic site and decide without public consultation, which site to support/not support. Engage Planning Consultant to help formulate formal response to HDC.

Disadvantages:

Could be accused of not consulting residents!

Members are invited to select which of the above options (or possibly others!) it wishes pursue.

Note 1. A budget was created to meet the cost of Planning Consultants for such eventualities but this has been used to help meet the cost of LSRRG Improvements. However, there are still funds in the Neighbourhood Plan budget which can be used in the interim, and then replenished in due course.)

Note 2. The Assistant Clerk is investigating the availability and costs of suitable planning advisors. A brief can be devised once the Committee have decided on which option they wish to pursue.