



**Minutes of the Virtual Meeting of the Planning and Environment Committee
on Thursday 7 January 2021
7.30pm**

Present, via ZOOM

Cllrs Dave Homer (Chairman), Graeme Acraman, Edna Benger, Garry Commins, Jon Perks, Doug Waller and Sarah Wilson.

In attendance, via ZOOM

G Burt, Clerk to the Council

01/21 Apologies for Absence.

None.

02/21 Declarations of interest and notification of change to members' interests.

None.

03/21 Approval of the minutes of the Planning and Environment Committee meeting held on 19 November 2020, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 19 November 2020, having been previously circulated, were taken as read. On the proposal of Cllr Jon Perks, seconded by Cllr Doug Waller, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

04/21 Approval of the minutes of the Planning and Environment Committee meeting held on 3 December 2020, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 3 December 2020, having been previously circulated, were taken as read. On the proposal of Cllr Jon Perks, seconded by Cllr Doug Waller, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

05/21 Approval of the minutes of the Planning and Environment Committee meeting held on 16 December 2020, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 16 December 2020, having been previously circulated, were taken as read. On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

06/21 Matters Arising.

None.

07/21 Public Session.

The public had been offered the opportunity to either join the meeting to ask a question or have the Clerk read out a question submitted in advance. No such requests had been received.

08/21 Planning Applications.

- i. **DC/20/2415** Conversion of existing garage to habitable living space ancillary to the main dwelling. Installation of new window to the east elevation. **8 FIELD END, BILLINGSHURST.** On the proposal of Cllr Graeme Acraman, seconded by Cllr Jon Perks, **RESOLVED** that the Parish Council objects to this planning application. Whilst one parking space will remain on the property, the proposal will still result in the loss of off-road parking provision by virtue of the loss of the garage for a currently 4, soon to become a 5, bedroom house. Stating that there is space on the carriageway is hardly a mitigation measure as suggested on the plan. This will increase the amount of parking on the highway to the detriment and safety of other highway users.
- ii. **DC/20/2503** Surgery to 1 x Lawson Cypress Ellwoodii and 1 x Yew (Works to Trees in a Conservation Area). **25 HIGH STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- iii. **DC/20/2574** Surgery to 1 x Oak (Works to Trees in a Conservation Area). **17 ROSEHILL, BILLINGSHURST.** On the proposal of Cllr Jon Perks, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- iv. **DC/20/2540** Erection of a new chalet bungalow with associated parking. **PARBROOK COTTAGES, PARBROOK, BILLINGSHURST.** On the proposal of Cllr Graeme Acraman, seconded by Cllr Edna Bengel, **RESOLVED** that the Parish Council objects to this application for the following reasons:-
 - The proposed dwelling is taller than the approved chalet bungalow (DC/18/0957) and is therefore inappropriate in terms of height, scale and mass;
 - There is no traffic management plan which is necessary given the problems already experienced in terms of access to the site and to Centurion Close (also raised under DC/20/0983);
 - It is noted that it will be necessary to relocate power and telecoms which may cause problems for the residents of Centurion Close;
 - Flood mitigation does not go far enough in this location which is known locally as being at risk of flooding, so HDC might consider requiring further measures, i.e. permeable surfacing should the application be allowed.
- v. **DC/20/2495** Erection of a single storey rear extension and first floor side extension over existing garage. **2 OAK ROAD, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Jon Perks, **RESOLVED** that the Parish Council does not object to this application but does suggest to HDC that a Construction Traffic Management Plan be sought.

- vi. **DC/20/2480** Fell 1 x Ash and Fell 3 x Sycamore (Works to Trees in a Conservation Area). **THE VICARAGE, 8 EAST STREET, BILLINGSHURST**. On the proposal of Cllr Garry Commins, seconded by Cllr Jon Perks, **RESOLVED** that the Parish Council does not object to this application.
- vii. **DC/20/2567** Demolition of existing barns and erection of 3 No residential dwellings and creation of a new access. **BILLHOOK FARM, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST**. On the proposal of Cllr Jon Perks, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council objects to this application as, by virtue of its entirely rural location, this is an unsustainable development, as highlighted (de facto) by the applicant themselves by virtue of their lack of attempt to justify its sustainability.
- viii. **DC/20/2572** Variation of Conditions 1, 56, 57 and 60 of previously approved application DC/20/0171 (Variation of Condition 1 and 36 to previously approved DC/19/1365 (Variation of Condition 1 and 36 to previously approved application DC/18/2122). Amendments include the re-orientation and sub-division of Units 1 and 2 to create 3 separate units resulting in an overall increase of commercial floorspace in Phase 1 from 5,000m² to 5,300m². Amendments also include additional parking, changes to the vehicular access point, minor changes to the footprint of Units 3-5 following amendments approved under DC/19/2264, and revised location for sub-station in Phase 1) Relating to the submitted plans, parameter plans, building zones and mezzanine restriction. **LAND NORTH OF HILLAND FARM, STANE STREET, BILLINGSHURST**. On the proposal of Cllr Jon Perks, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application but asks that, in order to further improve the site's sustainability, foot and cycleway improvements should be continued not only to serve the new units but also as far as New Road.

9. **Horsham District Council Planning Decisions.**

REF	SITE ADDRESS AND PROPOSAL	PARISH COUNCIL RESPONSE	HDC DECISION
DC/20/0909	Erection of 18 residential dwellings including affordable housing and associated access, landscaping, parking and other related works LAND EAST OF BILLINGSHURST TO NORTH AND SOUTH OF A272, EAST STREET, BILLINGSHURST	Comments made June 2020	Permitted 4.12.2020
DC/20/1894	Erection of a single storey garden room SOUTHDOWN HOUSE, ROWNER ROAD, BILLINGSHURST	No objection November 2020	Permitted 7.12.2020
DC/20/2077	Surgery 3 x Oak 42 ROSEHILL, BILLINGSHURST	No objection November 2020	Permitted 11.12.2020
DC/20/2000	Erection of single storey rear extension 2 CEDAR COTTAGES, NEWBRIDGE ROAD EAST, BILLINGSHURST	No objection November 2020	Permitted 11.12.2020

REF	SITE ADDRESS AND PROPOSAL	PARISH COUNCIL RESPONSE	HDC DECISION
DC/20/1926	Superstructure repairs and redecoration following return of subsidence damage (Listed Building Consent) KEEPERS COTTAGE, MARLES LANE, BILLINGSHURST	No objection November 2020	Permitted 16.12.2020
DC/20/1625	Retrospective application for the demolition of existing brick walls. Construction of new brick walls along the side and back of the garden. 1 ROSEHILL, BILLINGSHURST	No objection November 2020	Permitted 16.12.2020
DC/20/2090	Erection of a part two storey side extension to existing sales/workshop building and side extension to existing vehicle storage compound. THE FORMER GRAIN STORE, NEWBRIDGE FARM, NEWBRIDGE ROAD, BILLINGSGHURST	No objection November 2020	Withdrawn 22.12.2020
DC/20/1736	Outline application for the erection of a double storey dwelling with garden and parking spaces with all matters reserved. RYELANDS, 8 LOWER STATION ROAD, BILLINGSHURST	Objected October 2020	Refused 31.12.2020

10. Appeals and Appeal Decisions.

None.

11. To consider commenting on the proposed diversion of public footpath 780 1 at Land at Haybarn, Scrase Farm, Blackgate, Pulborough, West Sussex, RH20 1DF.

It was agreed that the Parish Council has no objection to this diversion but would encourage HDC to make more timely diversion orders in future by using Town and County Planning Act legislation, rather than Rights of Way legislation.

12. Any other matters for information only.

- i. Hilland Farm Trade Park. Representatives of Dunmoore Group and SP Broadway will be attending the next Planning and Environment Committee meeting in order to give an update on progress. Discussions had taken place with regard to arranging for Councillors to take a physical tour of the site. Being mindful of current pandemic lockdown rules, this is no longer possible. Instead, members would like to accept the offer of a drone fly-through film presentation of the site which will be played to members at a later meeting.
- ii. Reside Development have submitted a planning application for 83 residential units on land adjacent to Parcel H7, East of Billingshurst development. This will be an agenda item at the next meeting. Planning reference DC/20/2607.
- iii. Cllr Jon Perks reminded members that HDC had advised that the new Neighbourhood Plan now carried *significant weight*. As soon as the final amendments have been undertaken, the plan will be circulated to all Councillors who should then familiarise

themselves with it, specifically with all the policies to ensure that they are taken into account when considering future planning applications.

13. **Date of Next Meeting: Thursday 4 February 2021** at 7.30pm.

The meeting closed at 8.20pm.

Chairman

Date