



**Minutes of the Virtual Meeting of the Planning and Environment Committee
on Thursday 1 April 2021
7.30pm**

Present, via ZOOM

Cllrs Garry Commins (Vice Chairman), James Marchant, Doug Waller and Sarah Wilson.

In attendance, via ZOOM

Sarah Meyer, Administration Assistant
Alex Marshall, Dunmoore Group
Hoda Taher, SP Broadway

Due to technical difficulties with the Zoom call Cllr Dave Homer was unable to Chair or attend the meeting. Cllr Garry Commins as Vice Chairman, therefore took the chair.

37/21 Apologies for Absence

Apologies were received from Cllr Edna Benger (prior commitment) and Cllr Graeme Acraman (unwell). On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that the apologies and the reasons given be accepted.

38/21 Declarations of interest and notification of change to members' interests.

None.

39/21 Approval of the minutes of the Planning and Environment Committee meeting held on 4 March 2021, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 4 March 2021, 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.

40/21 Matters Arising

i. Minute 34/21. The developers have chosen Woodpeckers, Laburnum Way and Hedgelands as street names for Marringdean Acres Phase 3 development.

41/21 Public Session

Members of the public had been given the opportunity to join the meeting in person or to submit a question which would be read out. No requests of this nature had been received.

42/21 Planning Applications

Cllr Garry Commins brought forward items v, vi, vii, viii and xi, due to Alex Marshall (Dunmoore Group) and Hoda Taher (SP Broadway) being in attendance.

Alex Marshall was invited to give an update on the Billingshurst Trade Park and to answer Councillors' questions. Cllr Sarah Wilson asked whether the public footpath

leading to the site, including the broken stile, were to be upgraded, replaced and maintained. Alex said that Public Rights of Way will need to look into this, but Dunmoore had already contributed by fencing off areas leading to trade park and would maintain the Public Right of Way. Cllr Garry Commins asked if the tree planting that had been started along the A29 would be tidied up, as it was looking extremely untidy. Alex said that yes it would be, the landscaping contractors were being pushed to start and hopefully all will be installed and tidied imminently. Cllr Sarah Wilson was concerned about the road surface around the roundabout because it has a groove in it and wondered if it will be resurfaced. Alex was aware of this problem and advised that there is a defect period with contractors that allows any teething problems to be resolved and, along with West Sussex County Council, he was sure that this would be dealt with. Alex also said there was a good uptake on units, three more were now in the pipeline to be taken, along with the Lidl proposal. The petrol station had been subject to a few delays due to shortage of steel, but was hopefully going to commence shortly.

- i. **DC/21/0293** Erection of a two-storey office building **FOUR SEASONS FUEL, CONEYHURST ROAD, CONEYHURST, BILLINGSHURST**. On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application but would like to ask Horsham District Council (HDC) why they have validated a plan, when it clearly should be a retrospective application as works have already commenced.
- ii. **DC/21/0294**. Erection of warehouse and boundary fence **FOUR SEASONS FUEL, CONEYHURST ROAD, CONEYHURST, BILLINGSHURST**. On the proposal of Cllr Garry Commins, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- iii. **DC/21/0358**. Erection of detached building to provide garaging, tack room, hay store and workshop **LADYMEAD, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST**. On the proposal of Cllr Doug Waller, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- iv. **DC/21/0396**. Erection of a first-floor rear extension and addition of side door **27 STATION ROAD, BILLINGSHURST**. On the proposal of Cllr Garry Commins, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- v. **DC/21/0133**. Reserved matters application for Plots 25-26 following approval of planning application DC/20/2572 relating to access, appearance, landscaping, layout and scale. **LAND NORTH OF HILLAND FARM, STANE STREET, BILLINGSHURST**. On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.
- vi. **DC/21/0134**. Reserved matters application for Plots 27-28 following approval of planning application DC/20/2572 relating to access, appearance, landscaping, layout and scale. **LAND NORTH OF HILLAND FARM, STANE STREET,**

- BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.
- vii. **DC/21/0135.** Reserved matters application for Plots 29-30 following approval of planning application DC/20/2572 relating to access, appearance, landscaping, layout and scale **LAND NORTH OF HILLAND FARM, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.
- viii. **DC/21/0136.** Reserved matters application for Plots 31-32 following approval of planning application DC/20/2572 relating to access, appearance, landscaping, layout and scale **LAND NORTH OF HILLAND FARM, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.
- ix. **DC/21/0143.** Temporary change of use of existing holiday let accommodation (previously permitted under DC/13/1283) for use as a residential property (Class C3) for a period of up to 4 years **LORDINGS FARM, LORDINGS ROAD, ADVERSANE, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.
- x. **DC/21/0414** Erection of a detached oak timber framed garage to the side of the existing dwelling **TANNERS COTTAGE, LORDINGS ROAD, ADVERSANE, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- xi. **DC/21/0321** Erection of a foodstore (Use Class E) with customer car park, servicing area and associated landscaping **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.

43/21 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/21/004	Creation of 3 openings and window replacements on the south and west elevations ROWFOLD, ROWFOLD GRANGE, CONEYHURST ROAD, BILLINGSHURST	No objection February 2021	Permitted 2.3.2021
DC/21/0020	Surgery to 1 x Lime tree 7 DELL LANE, BILLINGSHURST	No objection February 2021	Permitted 3.3.2021
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	No objection February 2021	Permitted 5.3.2021

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/20/1987	Erection of a single storey side extension and installation of 2 No. front pitched roof dormers 27 DELL LANE, BILLINGSHURST	No objection March 2021	Permitted 8.3.2021
DC/21/0023	Relocation of existing roof light to a higher position on the rear elevation 12 HILLVIEW, HIGH STREET, BILLINGSHURST	No comments February 2021	Withdrawn 8.3.2021
DC/21/0050	Part demolition of existing rear and erection of a single storey rear extension with terrace above 105 HIGH STREET, BILLINGSHURST	No objection February 2021	Permitted 10.3.2021
DC/21/0108	Erection of a single storey rear extension 4 WEST STREET, BILLINGSHURST	No objection February 2021	Permitted 12.3.2021
DC/21/0141	Demolition of existing plant room, removal of a utility door, 1No. window and removal of 1No. door on the south elevation. Installation of 8No. vent grilles, installation of 6No. new windows and relocation of 4No. existing windows on the east elevation. NYEWOOD COURT, BROOKERS ROAD, BILLINGSHURST	No objection February 2021	Permitted 17.3.2021
DC/21/0142	Removal of 2 No. doors and 3 No. windows to be replaced with brick to match the existing Building, removal of fire escape stairs. Installation of 8 No.vent grilles BEVERLEY ENVIRONMENTAL ENGINEERING LIMITED, BROOKERS ROAD, BILLINGSHURST	Objected to the removal of the fire escape February 2021	Permitted 17.3.2021

44/21 Appeals and Appeal Decisions.

- i. **DC/20/2128** Construction of a double storey dwelling. **Marringdean Barn, Marringdean Road, Billingshurst.** The Committee did not object to this application in December 2020. Horsham District Council refused permission on 5 January 2021 and the applicant has lodged an appeal against that decision.

45/21 Any other matters for information only.

None.

46/21 Date of Next Meeting: Thursday 6 May 2021 at 7.30pm. (Unless there is a need for a plans-only meeting).

The meeting closed at 8.29pm.

Chairman

Date