



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 8 July 2021 at 7.30pm**

Present

Cllrs Caroline Beresford Pratt, Garry Commins, Dave Homer (Chairman), James Marchant, Doug Waller and Sarah Wilson.

In attendance

Jo Booth, Assistant Clerk

The Chairman reminded members of the COVID precautions and that the meeting was being streamed on the internet.

77/21 Apologies for Absence.

An apology for absence was received from Cllr Edna Benger (prior commitment). On the proposal of Cllr Dave Homer, seconded by Cllr Sarah Wilson, **RESOLVED** that the apology and the reason given be accepted.

78/21 Declarations of interest and notification of change to members' interests.

Cllr Dave Homer declared a personal interest in agenda item 83/21viii as the applicant is a near neighbour.

79/21 Approval of the minutes of the Planning and Environment Committee meeting held on 3 June 2021, previously circulated, to confirm and sign the minutes as a correct record. On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

80/21 Approval of the minutes of the Planning and Environment Committee meeting held on 23 June 2021, previously circulated, to confirm and sign the minutes as a correct record. On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

81/21 Matters Arising.

- i. **Public Access.** Minute No. 64/21 The Assistant Clerk contacted Horsham District Council (HDC) following the meeting on 3 June to ask if paper copies of planning applications would be made available while IT issues were ongoing. The Systems and Performance Officer reported that the problems had been resolved but that paper copies might be considered in the future should new issues arise.
- ii. Andy Bush, HDC's Arboricultural Officer has responded positively to the Committee's invitation to attend a future meeting. The Assistant Clerk will make the necessary arrangements.

82/21 Public Session.

There were no members of the public present.

83/21 Planning Applications.

- i. **DC/21/0824** Increased ridge height to existing pitched roof section, rendering of external elevations and replacement slate roof tiles. **LANNARDS ANNEXE, OKEHURST LANE, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- ii. **DC/21/1181** Demolition of existing conservatory and erection of a single storey rear extension. **69 BERRALL WAY, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- iii. **DC/21/1156** Demolition of existing redundant farm buildings and erection of new rural business park with 12 mixed business starter units. **HILLAND FARM, HILLAND ROAD, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council would like to support this application. Members would, however, like to make the following comments for the Planning Officer to take into account when determining the application: -
 - as access will be via the Dunmoore site (Billingshurst Trade Park), it will be necessary to prevent vehicles from attempting to reach the site via the “loop” access road which currently serves the cottages. Some signage will be necessary to prevent vehicles attempting to reach the site off the spine road but should be kept to a minimum;
 - during construction, access should be via the Trade Park only and, therefore, this element should be constructed first;
 - there is no mention in the application documents of planting replacement trees for those which will have to be removed. If there is scope within the site for additional planting would this be an appropriate condition?
 - as the application is for new buildings, would it be possible to take into account environmental considerations such as the addition of solar panels and ground source heat pumps, etc. This would futureproof the buildings and avoid any disruption and expense if retro-fitting is required in the future?
- iv. **DC/21/0956** Erection of a detached chalet bungalow on land to the rear of No. 8. **8 GORSELANDS, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application but reiterates the comments made in June 2018: -
 - It is unclear how construction traffic/parking will be managed without causing inconvenience to other residents/road users. The Parish Council would like to be assured that a Traffic Management Plan will be attached to the application.

- In the event that HDC allows this application, the Parish Council would like to be assured that Footpath 1933, which is in very close proximity to the application site, will not be used for vehicular access during works and that there will be no access to the property from that footpath at any time in the future.
- v. **DC/21/1001** Erection of a single storey front extension, a two-storey side extension and addition of a pitched roof over existing front dormer. **31 DELL LANE, BILLINGSHURST**. On the proposal of Cllr Garry Commins, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- vi. **DC/21/0946** Loft conversion with hip to gable roof extension, front rooflights and rear dormer. **2 ROSIER WAY, BILLINGSHURST**. On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.
- vii. **DC/21/0778** Erection of greenhouse to rear of property. **NORTHWOOD FARMHOUSE, BLACKGATE LANE, PULBOROUGH**. On the proposal of Cllr Garry Commins, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application.
- viii. **DC/21/1201** Demolition of existing detached garage. Erection of a two-storey side and rear extension. Creation of dropped kerb. **18 COOMBE HILL, BILLINGSHURST**. On the proposal of Cllr Sarah Wilson, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application. Having declared an interest in this application, Cllr Dave Homer abstained from voting.
- ix. **DC/21/1162** Erection of a storage / warehousing building (Class B8). **ROSIER BUSINESS PARK, CONEYHURST ROAD, BILLINGSHURST**. On the proposal of Cllr Dave Homer, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application. Members would like to comment that EV points appear to be the only environmental considerations and would suggest that, if possible, solar panels and ground source heat pump be incorporated. This would futureproof the buildings and avoid any disruption and expense if retro-fitting is required in the future.
- x. **DC/21/1150** Erection of a single storey rear extension and front porch extension. **2 WOODCOT, NEW ROAD, BILLINGSHURST**. On the proposal of Cllr James Marchant, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.

84/21 Horsham District Council Planning Decisions.

| PLAN NO | DESCRIPTION | PC RESPONSE | HDC DECISION |
|-------------------|--|--------------------------|------------------------|
| DC/21/0555 | Demolition of existing side extension, covered area, and rear garage. Erection of a single storey side and rear extension ALBURY, PARBROOK, BILLINGSHURST | No objection 3.6.2021 | Permitted 7.6.2021 |
| DC/21/0505 | Conversion of an existing garage into additional living space, erection of a first floor extension above existing garage. Alterations to the front elevation to include a new bay window and extension of the existing canopy to form a roof above 21 DELL LANE, BILLINGSHURST | No objection 6.5.2021 | Permitted 8.6.2021 |
| DC/21/0300 | Removal of Condition 2 attached to the preceding grant of planning permission ref: BL/13/61 (proposed detached bungalow and garage and improvements to vehicular access), to enable an unrestricted market occupancy LIME TREES, STANE STREET, BILLINGSHURST | No objection 3.6.2021 | Refused 11.6.2021 |
| DC/21/1046 | Surgery to 1 x Bay (Works to Trees in a Conservation Area) 110 HIGH STREET, BILLINGSHURST | Objection 3.6.2021 | Permitted 14.6.2021 |
| DC/21/1153 | Surgery to 2 x Yew, 1 x Group of Conifers (Work to Trees in a Conservation Area) THE VICARAGE, 8 EAST STREET, BILLINGSHURST | No objection 3.6.2021 | Permitted 14.6.2021 |
| DC/21/0414 | Erection of a detached oak timber framed garage to the side of the existing dwelling TANNERS COTTAGE, LORDINGS ROAD, ADVERSANE, BILLINGSHURST | No objection 1.4.2021 | Permitted 18.6.2021 |
| DC/21/0413 | Erection of a first floor side extension, single storey front/side entrance porch extension and fenestration and door alterations and additions 21 MAPLE ROAD, BILLINGSHURST | No objection 6.5.2021 | Permitted 18.6.2021 |
| DC/21/0702 | Erection of a single storey rear extension 6 HILLYFIELD, BILLINGSHURST | No objection 3.6.2021 | Permitted 22.6.2021 |
| DC/21/0811 | Erection of three bay garage with first floor home office LITTLE LORDINGS, LORDINGS ROAD, ADVERSANE, BILLINGSHURST | No objection 3.6.2021 | Permitted 22.6.2021 |
| DC/21/0406 | Demolition of existing outbuilding and erection of greenhouse with associated landscaping works COOMBLAND HOUSE, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST | No objection 6.5.2021 | Permitted 23.6.2021 |
| DC/21/0434 | Demolition of existing annexe building and erection of replacement annexe building LEE PLACE LODGE, BLACKGATE LANE, PULBOROUGH | No objection 3.6.2021 | Withdrawn 29.6.2021 |

85/21 Appeals and Appeal Decisions.

- i. Minute 44/21 – DC/20/2128 Marringdean Barn. The appeal against refusal of planning permission has started. In its appeal statement, HDC has quoted the Billingshurst Neighbourhood Plan. Documents are available to view on Public Access or on the Planning Inspectorate’s website ref: APP/Z3825/W/21/3269430.

86/21 Any other matters for information only.

- i. **Neighbourhood Plan.** Has been adopted by HDC and will now be given due weight as a Supplementary Planning Document. Cllrs and staff should be familiar with the aims and policies to guide decision-making in Planning & Environment Committee meetings.

88/21 Date of Next Meeting: Thursday 5 August 2021 at 7.30pm. (Unless there is a need for a plans-only meeting).

The meeting closed at 8.40pm.

Chairman

Date