



**Minutes of the Extraordinary Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 4 November 2021 at 7.00pm**

Present

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

In attendance

David McFarlane, SP Broadway
Alex Marshall, Dunmoore Group
Alex Lomas, McDonald's
Jo Booth, Assistant Clerk
10 members of the public

The Assistant Clerk advised that the planning application for McDonald's, having been discussed and commented upon, was not an item for discussion this evening.

134/21 Apologies for Absence.
None.

135/21 Declarations of interest and notification of change to members' interests.
Cllr Caroline Beresford Pratt declared a personal interest in agenda item 140/21 v as she is the applicant.

136/21 Approval of the minutes of the Planning and Environment Committee meeting held on 14 October 2021, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 14 October 2021, having been previously circulated, were taken as read. On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

137/21 Matters Arising.
None.

138/21 Guest Speakers – Alex Marshall, Dunmoore Group and David McFarlane, SP Broadway. Update on Billingshurst/Trade/Business/Enterprise Park.
David McFarlane thanked Councillors for the opportunity to give an update and introduced Alex Lomas of McDonald's. Alex Marshall advised:-

- a) Nine out of ten Trade Counter units are now let, with 80 jobs on site. A further unit should be let before Christmas.
- b) The petrol filling station canopies are now up. Due to poor weather conditions causing delay, the opening will now be in the New Year.

- c) The coffee drive-thru application is in limbo due to the water neutrality issue raised recently by Natural England in its position statement. It is not clear whether this should apply to applications already granted outline consent. Horsham District Council (HDC) and Dunmoore Group are to examine the legalities of the situation.
- d) The roadside use is for McDonald's and this planning application is currently being determined.
- e) A contractor is due to be appointed for the Lidl supermarket. This will be a fast build with a view to opening in June 2022.
- f) NYE has taken a unit in the Design and Build area and a locally based beer distributor and distillery are looking at a new 12,000 sq ft bespoke unit. This planning application is currently being determined.
- g) Within the Enterprise Park, for small and medium enterprises, the refused planning applications are at appeal and the live applications have been running for several months. These are currently delayed due to the water neutrality issue and Dunmoore Group has submitted statements on these applications to HDC. There are businesses waiting to take up these units although one business has decided to take a unit on the Trade Park instead.
- h) The refusal of planning permission on the land to the south is currently at appeal.
- i) With regard to the development of the Business Park, Dunmoore Group has provided the table below to demonstrate the limited changes to the scheme since the original consent:-

	Available Unit Sizes	Number of units	Total Trade Counter/ Industrial Space	Other Uses
Original Consent - 2019	3,000 to 42,000 sqft	25	Trade Counter 50,500 sqft Industrial: 145,000 sqft	Petrol Filling Station Coffee Drive-thru
Developed Scheme - 2021	3,000 to 46,000 sqft	32	Trade Counter 50,000 sqft Industrial: 146,000 sqft (includes enterprise park)	Petrol Filling Station Coffee Drive-thru Lidl Supermarket McDonalds Drive-Thru

The Chairman invited Councillors to raise any concerns or queries. These included the addition of the Lidl, the ongoing landscaping issues, the actual location for small and medium businesses, water neutrality and McDonald's.

Mr Marshall reported that the Lidl was included in response to public demand. He said that landscaping is now in-house and replacement trees and hedging is due to be planted in the week commencing 8 November 2021. Dunmoore Group intends to retain responsibility for future maintenance.

With regard to small and medium business units, Mr Marshall said that the Enterprise Zone provides units of between 3,000 and 6,000 sqft and that it was never the intention to have "starter" units. The Enterprise Park was introduced because companies did not want to be at the front of the site, as part of the trade units, but preferred the idea of being located within an area occupied by similar businesses.

Water neutrality, it was suggested, may hold up unit occupation. However, Mr Marshall did not feel that this was likely to be the case as some sort of off-setting would have to be agreed. That will be HDC's decision to make.

The McDonald's application gave rise to a lively debate, including questions on the lack of publicity around the application, the cost of additional litter picking, the size of the site, car parking and trading hours. Mr Lomas reported that McDonald's do not usually carry out a consultation prior to submitting a planning application, but, given the objections, they are intending to carry out an online consultation which the Parish Council will help to publicise in the same way as it did for Lidl, using its social media accounts and its website.

The consultation can be found at -

<https://mcdonaldsbillingshurst.consultationonline.co.uk/>

With regard to litter, Mr Lomas said that staff members are responsible for litter picking at the site and, this being the case, McDonald's does not give additional funding to local authorities to off-set the costs of litter picking. They will, if they are aware of particular problem areas, send staff out to clean up but there is a scheme in place to reward customers for disposing of litter correctly. McDonald's cannot control what customers do and ANPR records of registration numbers cannot be used to track who is actually responsible for littering – it may be that rubbish is thrown out of vehicles by passengers.

Mr Lomas said that this site is larger than the average McDonald's drive-thru, having 100 seats and 54 car parking spaces. There is no perceived need to expand car parking within the site as it is considered unlikely that traffic will back out onto the A29. As the proposed McDonald's is intended to serve the local community, it is not envisaged that it will attract new journeys to the site and that visits will predominantly be add-ons to an existing journey. When asked if it might be possible to locate the building further into the site, Mr Lomas said that McDonald's will not accept that as they rely on road side visibility. With regard to car parking facilities, it is not envisaged that staff members will take spaces – McDonald's discourage staff parking and, because of the likely ages of staff members, many will not drive to work or will car-share.

Regarding opening hours, Mr Lomas said that the maximum is 24 hours, seven days per week but it is likely that actual hours of opening will be between 6am and midnight.

The Chairman invited members of the public to ask questions. There were several in regard to the whole site and also specifically regarding McDonald's. A resident asked for information on the trip rates for McDonald's and why the data at the comparison site had been gathered on a Tuesday rather than on a busier, weekend day. Mr Lomas said that they calculate that there will be 837 trips in and out of the site per day and that 60% of trips are drive-thru. He said that professional highway consultants are employed to gather the data and they choose the date. He confirmed that cyclists and pedestrians are not able to use the drive-thru facility.

A resident had concerns about pest control at the site and the potential impacts on wildlife – particularly if rodents were to be poisoned and then eaten by scavenger animals and birds. Mr Lomas said that landscaping is deliberately selected to discourage rodents i.e. shrubs which bear no fruit or berries to attract them. Mr Marshall said that McDonald's will look after their own area and that Dunmoore Group will look after the rest of the site. He also added that an Ecology Management Plan is in place and that it will be adhered to.

When asked about the timeframe for determination of the application, Mr Marshall said that it was unlikely that HDC will be able to keep to the deadline of 13 weeks and that 20 weeks might be more realistic. There is no clear statement yet on how to demonstrate water neutrality.

When asked about the perceived secrecy around the McDonald's application, Mr Marshall said that the negotiations were necessarily confidential until the point that the application was submitted to HDC. Agents are used to contact companies which might want to take space on the Park rather than having specific criteria for selection of businesses.

A resident noted that McDonald's marketing material suggests that the company helps local businesses but, he felt, this cannot be true and he questioned how that claim can be made. Mr Lomas said that the franchisee may be local to the area and might wish to support local charities and/or provide sponsorship for local clubs/groups.

A Councillor suggested that McDonald's contact Village Tweet and advertise their consultation as the magazine is delivered to every home in the RH14 postcode area.

A resident observed that the development now resembles an out-of-town retail park rather than the intended business park. He asked how companies like Screwfix and Toolstation can be considered B8 Use Class (storage and distribution). Mr Marshall explained that they are classed as employment space as there is also office space within the units.

Dunmoore Group were asked if, next time they update the masterplan, they would add unit numbers.

The Chairman thanked the representatives for their time and the members of the public for attending and adjourned the meeting for 5 minutes.

Resumption of meeting.

139/21 Public Session.

There were no members of the public present who wished to speak at this time.

140/21 Planning Applications.

- i. **DC/21/2077** Reserved matters application for the approval of remaining conditions in relation to plot 17 following approval of outline application DC/18/2122, (A Hybrid Planning application comprising: Detailed planning permission for up to 4,998sqm of B1c,B2 and B8 use floorspace, roundabout access junction from the A29, access, parking, servicing areas and associated landscaping (phase 1). Outline planning permission for up to 14,075sqm of B1c, B2 B8 use floorspace, petrol filling station with ancillary retail offer and drive through coffee unit, with all matters reserved except for access (phase 2)) relating to access, layout, scale, appearance and landscaping. **BILLINGSHURST TRADE PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- ii. **DC/21/2243** Removal of existing canopy and erection of a pitched roof front entrance porch. **11 LONGHURST DRIVE, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- iii. **DC/21/2178** Outline application for the development of the site to provide approximately 83 dwellings, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst, with all matters reserved except for access. **LAND AT DUCKMOOR, EAST OF BILLINGSHURST.** Councillors were of the opinion that there is nothing substantially different in this application when compared with the application currently at appeal – DC/20/2607. The description is now for “approximately” 83 dwellings and 7 English Oaks have been highlighted for removal. Councillors felt that the tone used by the developer in its correspondence with HDC was challenging. A resident noted that the developer is using appeal determinations to support their argument on a shortfall in HDC’s 5-year housing land supply but only one of these appeals was upheld. The resident will submit his comments to HDC. On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council maintains its strong objection to this application for all the reasons previously given and adding additional comments above.
- iv. **DC/21/2054** Surgery to x 1 Oak Tree. **65 DAUX AVENUE, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- v. **DC/21/2123** Surgery to x 1 leylandii and lawson cyprus hedge (Works to trees in a Conservation Area). **THE MANOR HOUSE, 2 HIGH STREET, BILLINGSHURST.** It was agreed that the Parish Council declines to comment on this application as the applicant is known to all members. In addition, the works have already been carried out.
- vi. **DC/21/2294** Erection of a two-storey side extension and alterations and part conversion of existing garage. Replacement of roof to conservatory. **8 OAK ROAD,**

BILLINGSHURST. On the proposal of Cllr Sarah Wilson, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.

- vii. **DC/21/2314** Replacement of 6 no. windows and a door (Listed Building Consent). **CHIME COTTAGE, 14 EAST STREET, BILLINGSHURST.** 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/21/2388** Fell 1 x Wild Cherry (Works to tree in a Conservation Area). **BY FLATS, 55-69 LAKERS MEADOW, 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 were pleased to note that a replacement tree will be planted.

141/21 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/21/1571	Outline application for a change of use to provide a retirement community park development with 40 mobile homes and associated tennis courts and facilities with all matters reserved LAND NORTH OF TISSERAND FARM, STANE STREET, BILLINGSHURST	Strong objection 12.8.2021	Refused 5.10.2021
DC/21/1273	Demolition of existing rear conservatory and porch and erection of a two story rear extension 3 MAPLE ROAD, BILLINGSHURST	No objection 2.9.2021	Permitted 6.10.2021
DC/21/1066	Demolition of existing conservatory and rear lean-to extension. Erection of a single storey side and loft conversion with extended roof and side gable, and front and rear dormers WOODLANDS, DAUX WAY, BILLINGSHURST	No objection 29.7.2021	Permitted 6.10.2021
DC/21/1479	Erection of a 3m high fence along front, side (northern) and rear boundaries BRACKEN, FURZE VIEW, SLINFOLD	No objection 2.9.2021	Permitted 6.10.2021
DC/21/1751	Creation of rear dormer 14 CAFFYNS RISE, BILLINGSHURST	No objection 2.9.2021	Permitted 7.10.2021
DC/21/1896	Erection of a single storey front extension 3 FREEMANS CLOSE, BILLINGSHURST	No objection 2.9.2021	Permitted 11.10.2021
DC/21/1972	Fell 1 x Holly (Works to Trees in a Conservation Area) UNITARIAN AND FREE CHURCH, HIGH STREET, BILLINGSHURST	Decided before comments made	Permitted 12.10.2021
DC/21/1575	Construction of permeable farm track across field from existing farm access to serve 2no buildings LAND AT GRID REFERENCE MARRINGDEAN, BILLINGSHURST	No objection 2.9.2021	Permitted 14.10.2021
DC/21/1966	Erection of a single storey rear extension 6 COOMBE HILL, BILLINGSHURST	No objection 23.9.2021	Permitted 18.10.2021

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/21/1412	Fell 2 x Oak 1 WINDMILL PLACE, EAST STREET, BILLINGSHURST	No objection 12.8.2021	Permitted 19.10.2021
DC/21/1532	Conversion of existing barn into a two-storey residential dwelling CHantry FARM, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST	No objection Comments 2.9.2021	Permitted 28.10.2021
DC/21/1493	Fell 2 x Lawson Cypress and Surgery 1 x Group of Lawson Cypress FRENNELS, STANE STREET, ADVERSANE, BILLINGSHURST	No objection 2.9.2021	Permitted 29.10.2021
DC/21/1973	Fell 1 x Ash and Surgery to 1 x Ash (Works to Trees in a Conservation Area) 34 COOMBE HILL, BILLINGSHURST	N/A Works started	Permitted 29.10.2021

142/21 Appeals and Appeal Decisions.

None.

143/21 Any Other Matters.

None.

144/21 Date of Next Meeting: Thursday 2 December 2021 at 7.30pm. (Unless there is a need for a plans-only meeting).

The meeting closed at 8.50pm.

Chairman

Date