



**Minutes of the Meeting of the Planning and Environment Committee  
held at the Billingshurst Centre  
on Thursday 29 July 2021 at 7.00pm**

**Present**

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

**In attendance**

Jo Booth, Assistant Clerk  
4 members of the public

The Chairman reminded members that the meeting was being streamed on the internet.

**89/21 Apologies for Absence.**

Apologies for absence were received from Cllrs Garry Commins (prior commitment) and Sarah Wilson (prior commitment). On the proposal of Cllr Dave Homer, seconded by Cllr Doug Waller, **RESOLVED** that the apologies and the reasons given be accepted.

**90/21 Declarations of interest and notification of change to members' interests.**

Cllr James Marchant declared a pecuniary interest in item 93/21 xiv due to family ownership of a neighbouring property.

**91/21 Public Session.**

Three members of the public, all living in close proximity to Lower Lodge Vineyard, expressed various concerns they have over the recent Premises Licence application (Ref: LI/21/0253/PREM).

With the agreement of those present, the Chairman brought forward item number 5.

**92/21 To consider comment on Premises Licence Application LI/21/0253/PREM for Coren Wine Ltd for a premises licence located at Lower Lodge Vineyard, The Haven, Billingshurst.**

After full discussion and taking into account the comments made by members of the public, on the proposal of Cllr Dave Homer, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council objects to this application for the following reasons:-

- the access track is in private ownership with 3 properties having right of access for private, agricultural and non-commercial purposes;
- any increase in traffic will result in unacceptable impact on neighbours and the wider road network;

- visits to the vineyard were supposed to be by invitation only so the move to all day opening is too great a change;
- ambient noise levels are very low at present and should be preserved;
- there will be an inevitable requirement for external lighting which will be intrusive for neighbouring properties;
- there is the potential for antisocial behaviour;
- there is a suggestion that food will be served which was not previously part of the plan.

### 93/21 Planning Applications.

The following two applications were brought forward.

- i. **DC/21/0880** Erection of a two storey four bedroom detached dwelling and detached garage/workshop. **KINGSFOLD LODGE (ADJACENT TO), MARRINGDEAN ROAD, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application but will await the reconsult requested by West Sussex County Council (WSCC) Highways and reserve the right to amend that decision in the light of further information.
- ii. **DC/21/1054** Erection of 1 x new build dwelling in the alternative to permission granted under DC/20/1238 (Prior Approval of Proposed Change of Use of Agricultural Building to form 1 dwelling house). **SOUTH HOUSE FARM, MARRINGDEAN 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.
- iii. **DC/21/1223** Erection of business units 25 and 26 as part of Phase II of the development of the site. **HILLAND FARM, HILLAND ROAD, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant **RESOLVED** that the Parish Council does not object to this application.
- iv. **DC/21/1224** Erection of business units 27 and 28 as part of Phase II of the development of the site. **HILLAND FARM, HILLAND ROAD, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant **RESOLVED** that the Parish Council does not object to this application.
- v. **DC/21/1225** Erection of business units 29 and 30 as part of Phase II of the development of the site. **HILLAND FARM, HILLAND ROAD, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.
- vi. **DC/21/1226** The erection of business units, associated access, parking, servicing space and landscaping. **HILLAND FARM, HILLAND ROAD, 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/21/1209** Variation of condition 59 to previously approved application DC/20/0171 (Variation of condition 1 to previously approved DC/19/1365) to allow for external lighting 24-hours a day. **LAND NORTH OF HILLAND FARM, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Edna Bengel, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- viii. **DC/21/1154** Reserved matters application for the provision of a drive-thru coffee shop following approval of application ref: DC/20/0171, relating to access, appearance, landscaping, layout and scale. **HILLAND FARM, HILLAND 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.
- ix. **DC/21/1107** Variation of condition 1 and removal of conditions 56, 57 and 60 to previously approved DC/20/0171 (Variation of Condition 1 and 36 to previously approved application DC/18/2122). Relating to parameter plans, landscape and zoning plans and building capacity. **HILLAND FARM, HILLAND ROAD, BILLINGSHURST.** On the proposal of Cllr James Marchant, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- x. **DC/21/1038** Erection of a single storey side extension with pitched roof and rooflight. **151 BERRALL WAY, BILLINGSHURST.** On the proposal of Cllr Caroline Beresford Pratt, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.
- xi. **DC/21/1518** Demolition of existing shed and erection of 2no single storey extensions. **7 CENTURION CLOSE, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application but wishes to endorse the neighbour comments regarding the use of obscured glass and, possibly, exploring alternative light sources.
- xii. **DC/21/1251** Conversion of garage into habitable living space and associated alterations. **15 CARPENTERS, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application.
- xiii. **DC/21/1324** Fell 1 x Eucalyptus (Works to Trees in a Conservation Area). **29 EAST STREET, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application.
- xiv. **DC/21/0909** Change of Use of existing building to provide 1no. commercial unit (Class E) and 6no. 1-bedroom flats with associated external alterations. **BARCLAYS BANK, 84 HIGH STREET, BILLINGSHURST.** Having declared an interest in this item, Cllr James Marchant left the room and took no part in the discussion or the vote. On the proposal of Cllr Doug Waller, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council objects to this application. It was felt that an opportunity to

improve the design of the façade and bring it into keeping with the street scene of the High Street was being missed. Should Horsham District Council (HDC) be minded to allow the application, it is members' wish that a condition be applied to ensure that no construction vehicles will be parked in St Marys Close at any time.

Cllr James Marchant re-joined the meeting.

- xv. **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.** On the proposal of Cllr Doug Waller, seconded by Cllr Dave Homer, **RESOLVED** that the Parish Council does not object to this application.
- xvi. **DC/21/0972** Erection of an 'American Barn' comprising stables and storage. **MEADOWSLEA, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application. Members would, however, like to suggest that, should HDC be minded to allow the application, conditions are placed on the development to ensure that the use is private for residents of Meadowslea and is not to be in commercial operation at any time, now or in the future. Being mindful of the close proximity of a neighbouring property, Councillors would also ask that HDC ensures that the proposed building has adequate natural ventilation in order to avoid the use of fans to keep livestock cool. The neighbour would certainly be subject to noise nuisance if fans were in operation.
- xvii. **DC/21/1298** Erection of replacement outbuilding to be used for ancillary residential accommodation. **SHERLOCKS, OKEHURST LANE, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Benger, **RESOLVED** that the Parish Council does not object to this application.
- xviii. **DC/21/1281** Conversion of former retail unit to form a dwelling (C3), incorporating erection of a rear extension, installation of photovoltaic panels to southern roof slope and associated works. **LAND ADJACENT TO 116 HIGH STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Benger, **RESOLVED** that the Parish Council does not object to this application. It was, however, noted that the backland is prone to flooding and that the Victorian barrel drain runs through the plot.
- xix. **DC/21/1188** Surgery to 2 x Oaks. **58 BROOMFIELD DRIVE, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application.
- xx. **DC/21/1070** Surgery to 2 x Ash (Works to Trees in a Conservation Area). **14 CAFFYNS RISE, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.

- xxi. **DC/21/1257** Display of 1 x illuminated free standing totem sign. **HILLAND FARM, HILLAND ROAD, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Dave Homer, **RESOLVED** that the Parish Council does not object to this application.

94/21 **Any other matters for information only.**  
None.

95/21 **Date of Next Meeting: Thursday 12 August 2021 at 7.30pm.**

The meeting closed at 8.50pm.

**Chairman**

**Date**