



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 12 August 2021 at 7.30pm**

Present

Cllrs Edna Bengler, Dave Homer (Chairman), Doug Waller and Sarah Wilson.

In attendance

Jo Booth, Assistant Clerk

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

96/21 Apologies for Absence.

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

97/21 Declarations of interest and notification of change to members' interests.

Cllr Edna Bengler declared a personal interest in item 101/21 ii as the applicant is also her landlord.

Cllr Edna Bengler declared a personal interest in item 101/21 iii as the applicant is known to her.

98/21 Approval of the minutes of the Planning and Environment Committee meeting held on 8 July 2021, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 8 July 2021, having been previously circulated, were taken as read. On the proposal of Cllr Doug Waller, seconded by Cllr Sarah Wilson, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

99/21 Approval of the minutes of the Planning and Environment Committee meeting held on 29 July 2021, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 29 July 2021, having been previously circulated, were taken as read. On the proposal of Cllr Doug Waller, seconded by Cllr Edna Bengler, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly

100/21 Public Session.

There were no members of the public present.

101/21 Planning Applications.

- i. **DC/21/1335** Demolition of existing barn buildings (following permission for conversion under reference DC/20/2373) and construction of a new build barn style dwelling. **CHALK FARM, OKEHURST LANE, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Dave Homer, **RESOLVED** that the Parish Council does not object to this application.
- ii. **DC/21/1399** Installation of replacement windows (Listed Building Consent). **NEWBRIDGE COTTAGE, LORDINGS ROAD, NEWBRIDGE, BILLINGSHURST.** Having declared a personal interest in this application, Cllr Edna Bengier abstained from voting. 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/21/1786** Demolition of existing side extension, covered area, and rear garage. Erection of a single storey side and rear extension. **ALBURY, PARBROOK, BILLINGSHURST.** Having declared a personal interest in this application, Cllr Edna Bengier abstained from voting. On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- iv. **DC/21/1471** Demolition of existing bungalow and erection of replacement two storey dwelling, car port and new access. **ANNEXE, LITTLE WOODHOUSE, NEW 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.
- v. **DC/21/1527** Erection of a single storey rear/side extension. **4 GORSELANDS, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- vi. **DC/21/1433** Replacement of defective softwood timber windows to the side elevation to dining room and bedroom above with matching windows (Listed Building Consent). **SPURLANDS, OKEHURST ROAD, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Bengier, **RESOLVED** that the Parish Council does not object to this application.
- vii. **DC/21/1387** Removal of existing buildings and erection of 4No. dwellings together with car ports and associated landscaping. **TISSERAND FARM, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Dave Homer, **RESOLVED** that the Parish Council does not object to this application.
- viii. **DC/21/1412** Fell 2 x Oak. **1 WINDMILL PLACE, EAST STREET, 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 would prefer that the replacement trees should be Oaks rather than the proposed Silver Birch.

- ix. **DC/21/1582** Variation of Condition 2 of previously approved application to allow for an increase to the opening hours to between 0700 to 2200 Monday to Saturday and 1000 to 1800 on Sundays. **MOLE COUNTRY STORES, NEWBRIDGE ROAD EAST, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council strongly objects to this application for the following reasons:-
- noise and light pollution will have a detrimental effect on the neighbouring residential properties;
 - stock replenishment usually happens after opening hours and, should this be the case, then the “trading hours” would be exceeded;
 - it is understood that Sunday trading hours are restricted to 6 consecutive hours during the timeframe allowed but Councillors felt that trading hours of 15 per day Monday to Saturday are far too long and, with the attendant noise of multiple vehicle movements, will prevent residents from enjoying the amenity of their outdoor spaces during daylight hours.
- x. **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.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council maintains its strong objection to this application which does not negate the issues previously raised. Comments include:-
- **HDPF Policy 10 : Rural Economic Development.** The proposed use is not intended by such policy which is aimed more at farming or activity appropriate to the countryside. This proposed development does not maintain the existing character of the land;
 - **HDPF Policy 11 : Tourism and Cultural Facilities.** It is unclear how this proposed development would satisfy this policy. Is it intended to be accommodation for visitors/tourists? If so, this is not stated in the application;
 - **HDPF Policy 17 : Exceptions Housing Schemes.** The application does not give evidence to demonstrate this. The use and the site are not exceptional and use could be on brownfield or on the periphery of a settlement rather than this isolated location. Also, this policy is for affordable homes whereas this site will provide market-rate housing - no allocation mentioned for affordable housing (so also not supported by Policy 16). There are also references to residents whose work requires them to live in the Parish and to people who have job offers which they cannot take up which is at odds with the concept of “retirement” homes;
 - **HDPF Policy 18 : Retirement Housing and Specialist Care.** This policy gives support where such proposals demonstrate good access and links to local community facilities (see comment on Policy 40 – Sustainable Transport);
 - The NPPF has a presumption in favour of sustainable development which, members felt, this proposal fails to satisfy. The site is isolated from wider services and residents will need independent means to access services and facilities outside “core” daytime hours;

- The proposal fails to satisfy **HDPF Policy 26 : Countryside Protection**. It does not represent sustainable development of a rural area and will significantly increase activity on the land outside a settlement boundary;
- The proposal fails **HDPF Policy 27 : Settlement Coalescence**. This proposal will significantly reduce the ‘break’ between existing settlements. It will generate an urbanising effect, e.g. site lighting, it is not an existing developed site and does not propose to enhance the conservation value of the land;
- The proposal fails **HDPF Policy 31 : Green Infrastructure and Biodiversity**. The application misses an opportunity to connect onto Footpath 1345 and might, indeed, support a footpath up-grade to bridleway for cycle access north and south, which would benefit future residents and existing local community. Hedge/tree planting along A29 will diminish views and the open character of the area and could lead to a ‘tunnel’ effect;
- The proposal does not support **HDPF Policy 40 : Sustainable Transport**. The D&A makes comments on favourable local and regional access, e.g. Billingshurst has ‘a number of bus routes and operators’. Given that the number 100 runs generally once an hour, sometimes less, and not at all in the evenings, how would residents connect to train services? This all leads to reliance on car transport, adding to traffic volume on the A29 and air pollution. The introduction of traffic lights on the A29 will cause congestion in Five Oaks. The D&A identifies the A29 footway which the Parish Council frequently receives negative reports on. Users say that it is hazardous to use and is not fit for purpose - in places it is less than 0.8m wide; and it is not lit.
- Increased levels of light and noise pollution;
- planning applications on a neighbouring site (DC/17/0593 and DC/18/2722) were refused by HDC. The subsequent appeals (APP/Z3825/W/17/3179480 and APP/Z3825/W/19/3226892) were both dismissed due to the main issue (as the Inspector saw it) “... being whether the site would be an appropriate location for housing, having regard to its position within the countryside and the accessibility to everyday local services and facilities”.

102/21 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/21/1007	Fell 1 x Elder, 1 x Ash & 2 x Elm (Works to Trees in a Conservation Area) WAYSIDE COTTAGE, STANE STREET, ADVERSANE, BILLINGSHURST	Objected 3.6.2021	Permitted 2.7.2021
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	No objection 1.4.2021	Permitted 8.7.2021
DC/21/1181	Demolition of existing conservatory and erection of a single storey rear extension 69 BERRALL WAY, BILLINGSHURST	No objection 8.7.2021	Permitted 19.7.2021

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
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	No objection 8.7.2021	Permitted 20.7.2021
DC/21/0751	Erection of a single storey rear extension GLENMORE, FIVE OAKS ROAD, SLINFOLD, HORSHAM	No objection 23.6.2021	Permitted 22.7.2021
DC/21/1095	Erection of a single storey rear extension 12 OSTLERS VIEW, BILLINGSHURST	No objection 23.6.2021	Permitted 23.7.2021
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	No objection 8.7.2021	Permitted 4.8.2021
DC/21/0698	Surgery to 1 x Oak THE FIRS, DAUXWOOD CLOSE, BILLINGSHURST	No objection 3.6.2021 comments	Permitted 28.7.2021

103/21 Appeals and Appeal Decisions. None.

104/21 Any other matters for information only.

- i. The Summer editions of the CPRE Magazines “Countryside Voice” and “Fieldwork” have arrived.
- i. HDC has asked if any Councillors are familiar with No 8 Oak Road and can confirm that the property has had a rear conservatory for 4 or more years. The Assistant Clerk will let HDC know that the Parish Council has no information which will help in their decision making.

105/21 Date of Next Meeting: Thursday 2 September 2021 at 7.30pm.

The meeting closed at 8.25pm.

Chairman

Date