



**Minutes of the Extraordinary Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 14 October 2021 at 7.30pm**

Present

Cllrs Edna Bengler, Caroline Beresford Pratt, Garry Commins, Dave Homer (Chairman).

In attendance

Cllr Philip Day

Jo Booth, Assistant Clerk

4 members of the public

122/21 Apologies for Absence.

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

123/21 Declarations of interest and notification of change to members' interests.

None.

124/21 Approval of the minutes of the Planning and Environment Committee meeting held on 12 August 2021, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 12 August 2021, having been previously circulated, were taken as read. On the proposal of Cllr Dave Homer, seconded by Cllr Edna Bengler, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

125/21 Approval of the minutes of the Planning and Environment Committee meeting held on 2 September 2021, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 2 September 2021, having been previously circulated, were taken as read. On the proposal of Cllr Caroline Beresford Pratt, seconded by Cllr Edna Bengler, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

126/21 Approval of the minutes of the Planning and Environment Committee meeting held on 23 September 2021, previously circulated, to confirm and sign the minutes as a correct record. The draft minutes of the meeting held on 23 September 2021, having been previously circulated, were taken as read. On the proposal of Cllr Edna Bengler, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

127/21 Matters Arising.

None.

128/21 Public Session.

Cllr Philip Day shared his concerns about the application for a McDonald's, primarily design, the lack of the promised local enterprise units, the potential for excessive rubbish, cardboard and plastic generation and the possibility that the volume of traffic could cause an obstruction on the roundabout and cause delays on the A29.

Cllr Garry Commins joined the meeting.

129/21 Planning Applications.

- i. **DC/21/1638** Erection of a side extension and reconfiguration to the existing commercial/manufacturing premises. **WESBART UK LTD, UNITS A AND D, DAUX ROAD, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Edna Bengler, **RESOLVED** that the Parish Council does not object to this application.
- ii. **DC/21/1510** Erection of a single storey conservatory. **MULBERRY HOUSE, MARRINGDEAN ROAD, BILLINGSHURST.** On the proposal of Cllr Caroline Beresford Pratt, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.

As there are 4 separate applications concerning the proposed McDonald's, the Committee considered them *en bloc*.

- iii. **DC/21/2192** Installation of 6. Fascia signs, 3 booth lettering signs and 1 15" digital booth screen.
- iv. **DC/21/2193** Installation of 1 x internally illuminated freestanding totem sign.
- v. **DC/21/2194** Erection of 4 freestanding signs, 2 banner units, 1 play land sign and 23 dot signs.
- vi. **DC/21/2206** Erection of a restaurant and takeaway with drive-thru facility (Use Class E/Sui Generis) together with customer car park, play area, and associated landscaping. **BILLINGSHURST TRADE PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council strongly objects to this application for following reasons:-

- the application is out of keeping with both the Design Statement for Billingshurst and the Neighbourhood Plan;
- making use of this part of the site for a McDonald's restaurant will frustrate endeavours to promote units for local businesses. As the masterplan has evolved, there has been a decided shift away from the original concept resulting in the current trade and retail park masterplan layout we see today. The local business units are now proposed to be built on what was the amenity space which was, presumably, allocated as such because it was not developable. Given that this is the case, the last

remaining site within the park for local business units, is the site of the now proposed McDonald's;

- Members are aware that Dunmoore plan to appeal the refusal of permission for the enterprise units in what was formerly the "amenity area" but, having reconsidered the reasons for refusal, agree with Horsham District Council's (HDC) assessment of that proposal;
 - there is great concern over cardboard and plastic generation and the very likely increase in the amount of litter which will affect all areas of the village;
 - traffic, if allowed to build up, will undoubtedly cause obstructions on the A29. Reference was made to the McDonald's site at Buck Barn which has caused frequent highway obstruction;
 - Members questioned whether the traffic calculations given to support the application take into account all traffic on the whole site (including the petrol filling station, coffee drive-thru, trade and retail counters) or just that serving the McDonald's?
 - the application is contrary to HDPF (Horsham District Planning Framework) Policies 12 and 13 as it does not respect the historic character of the village and is outside the defined village centre boundary;
 - the application is contrary to HDPF Policy 7 which encourages the development of small units for small, start-up and move-on businesses;
 - the sequential assessment has used old bank sites which are not remotely comparable. If no sites are suitable then how is locating outside the built-up area justifiable?
 - Planning Committee members have noted how much the retail and trade park has moved away from the original proposal which they were supportive of. The current plan, however, gives no expansion opportunities at all for local businesses.
- vii. **DC/21/1972** Fell 1 x Holly (Works to Trees in a Conservation Area). **UNITARIAN AND FREE CHURCH, HIGH STREET, BILLINGSHURST**. This application was permitted on 12 October 2021.
- viii. **DC/21/1934** Installation of a garage door to existing garage. **8 CENTURION CLOSE, BILLINGSHURST**. On the proposal of Cllr Caroline Beresford Pratt, seconded by Cllr Dave Homer, **RESOLVED** that the Parish Council does not object to this application.
- ix. **DC/21/1911** Surgery to 1 x Oak. **80 BROOMFIELD DRIVE, BILLINGSHURST**. On the proposal of Cllr Dave Homer, seconded by Cllr Edna Benger, **RESOLVED** that the Parish Council does not object to this application.
- x. **DC/21/1974** Surgery to x3 Oak. **25 NIGHTINGALE WALK, 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.
- xi. **DC/21/2073** Erection of an attached side garage and brick wall to front boundary (Householder). **VINE COTTAGE, 55 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.

- xii. **DC/21/1973** Fell 1 x Ash and Surgery to 1 x Ash (Works to Trees in a Conservation Area). **34 COOMBE HILL, BILLINGSHURST**. As the works have started, it was agreed that the Parish Council will not comment on this application.
- xiii. **DC/21/2165** Erection of a two storey rear extension with associated changes to existing fenestration and chimney height. **2 CENTURION CLOSE, BILLINGSHURST**. On the proposal of Cllr Dave Homer, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.
- xiv. **DC/21/2199** Outline application for the erection of 7 business starter units, all matters reserved. **MCVEIGH PARKER & CO LTD, STANE STREET, ADVERSANE**. On the proposal of Cllr Garry Commins, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council supports this application.
- xv. **DC/21/2029** Surgery to 2 x Yew Trees (Works to Trees in a Conservation Area). **YEWS COTTAGE, WEST STREET, BILLINGSHURST**. On the proposal of Cllr Dave Homer, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.

130/21 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/19/0612	Retention of a rear dormer to annexe unit THE MILKYWAY, VALEWOOD LANE, BARNES GREEN	No objection April 2019 Strong objection May 2019	Permitted 1.9.2021
DC/21/0972	Erection of an 'American Barn' comprising stables and storage MEADOWSLEA, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST	No objection 29.7.2021 – comments made	Permitted 1.9.2021
DC/21/1070	Surgery to 2 x Ash (Works to Trees in a Conservation Area) 14 CAFFYNS RISE, BILLINGSHURST	No objection 29.7.2021	Permitted 2.9.2021
DC/21/1038	Erection of a single storey side extension with pitched roof and rooflight 151 BERRALL WAY, BILLINGSHURST	No objection 29.7.2021	Permitted 2.9.2021
DC/21/1399	Installation of replacement windows (Listed Building Consent) NEWBRIDGE COTTAGE, LORDINGS ROAD, NEWBRIDGE, BILLINGSHURST	No objection 12.8.2021	Permitted 3.9.2021
DC/21/0621	Erection of a single storey extension providing entrance/boot room link between main house and garage LITTLE DAUX BARN, LITTLE DAUX FARM, EAST STREET, BILLINGSHURST	No objection 3.6.2021	Permitted 3.9.2021

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
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	No objection 12.8.2021	Permitted 7.9.2021
DC/20/2518	Erection of part first floor / part two-storey side extension and single-storey rear extension and associated alterations 30 COOMBE HILL, BILLINGSHURST	No objection 4.3.2021	Permitted 10.9.2021
DC/21/1684	Removal of existing conservatory and erection of a part two-storey/part single storey rear extension BACKSET, ANDREWS HILL, BILLINGSHURST	No objection comments 2.9.2021	Permitted 14.9.2021
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	No objection 8.7.2021	Permitted 16.9.2021
DC/21/1809	Fell 1 x Yew (Works to Trees in a Conservation Area) VINE COTTAGE, 55 EAST STREET, BILLINGSHURST	Objection 2.9.2021	Reduction not felling permitted 17.9.2021
DC/21/1162	Erection of a storage / warehousing building (Class B8) ROSIER BUSINESS PARK, CONEYHURST ROAD, BILLINGSHURST	No objection comments made 8.7.2021	Permitted 17.9.2021
DC/21/0946	Loft conversion with hip to gable roof extension, front rooflights and rear dormer 2 ROSIER WAY, BILLINGSHURST	No objection 8.7.2021	Permitted 21.9.2021
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	No objection 12.8.2021	Permitted 22.9.2021
DC/21/0748	Outline Application for up to 9,825m2 of Class E (Industrial Processes), B2, and B8 use floorspace with all matters reserved except for access (Phase 3) LAND TO THE SOUTH OF HILLAND FARM, STANE STREET, BILLINGSHURST	No objection 6.5.2021	Refused 24.9.2021

131/21 Appeals and Appeal Decisions.

- i. **DC/20/1924 - White House Cottage, Coolham Road, Coneyhurst.** The appeal has been dismissed.
- ii. **DC/20/2128 - Marringdean Barn, Marringdean Road.** The appeal has been dismissed.

iii. **DC/20/2607 – Land East of Billingshurst at Duckmoor.** Reside Developments has appealed the refusal of planning permission and have requested an inquiry.

iv. **DC/20/2111 – Oak House, Stane Street, Five Oaks.** The appeal started on 10 September 2021. (Reference: APP/Z3825/W/21/3274266).

132/21 Any Other Matters.
None.

133/21 Date of Next Meeting: Thursday 4 November 2021 at 7.30pm.

The meeting closed at 8.30pm.

Chairman

Date