



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 13 January 2022 at 7.30pm**

Present

Cllrs Edna Benger, 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.

01/22 Apologies for Absence.

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

02/22 Declarations of interest and notification of change to members' interests.

None.

03/22 Approval of the minutes of the Planning and Environment Committee meeting held on 2 December 2021, previously circulated. On the proposal of Cllr Doug Waller, seconded by Cllr Sarah Wilson, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

04/22 Matters Arising.

None.

05/22 Public Session.

There were no members of the public in attendance.

06/22 Planning Applications.

- i. **DC/21/2681** Construction of garage incorporating a bin and cycle storage. **OKEHURST LODGE, CHALK FARM, OKEHURST LANE, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- ii. **DC/21/2684** Replacement of double doors with sliding doors to the south elevation and infill the existing extension to the west elevation. **BILLINGSHURST VILLAGE HALL, ROMAN WAY, BILLINGSHURST.** As this application is a Parish Council

one, it had previously been agreed that the Assistant Clerk would submit a “no comment” response to Horsham District Council (HDC).

- iii. **DC/21/2689** Removal of 1 no existing commercial building and erection of an extension to an adjacent commercial building to form an enlarged commercial building to be used for Use Class B8 storage. **LEYSHURST FARM, WEST CHILTINGTON LANE, CONEYHURST, 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/21/2748** Installation of 3x internally illuminated fascia signs and 12x illuminated and non-illuminated information, directional and slogan signs. **PERMITTED COFFEE SHOP WITH DRIVE THRU FACILITY, STANE TRADE PARK, BILLINGSHURST.** On the proposal of Cllr James Marchant, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council objects to this application. Of particular concern is the proposed totem which, at 10m high, is considered to be excessive for the location. Councillors are very concerned that the continuing development of the site, each tenant requiring their own signage, is going to lead to a forest of lights and signs on what is a main entrance to the village. It is considered that this will have a detrimental impact in terms of visual appeal in what is a rural location. Additionally, and in particular regard to the totem itself, it was felt that there was no real need for this sign at all given the number of other signs for Costa. Councillors feel very strongly that a consolidated sign at the entrance to the trade park listing all of the names of the businesses located there would be sufficient. It was agreed that the Assistant Clerk invites Alex Marshall of Dunmoore Group to the next Committee meeting.
- v. **DC/21/2706** Erection of a two-storey dwelling, detached garage and creation of a new access. **2 FORGE WAY, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Bengel, **RESOLVED** that the Parish Council objects to this application. Councillors agreed that, as West Street is a busy road, a further access onto it could pose a danger for both traffic on the road if the hedgerow is allowed to become overgrown and thereby reduce the visibility splay, and for pedestrians as the proposed property will be accessed by crossing a well-used public footpath. It was noted that there is no construction traffic management plan and Councillors were concerned that construction vehicles will take advantage of the wide verge in the location and park vehicles there. The proposed house is very large for the size of the plot which, it is felt, constitutes overdevelopment of the site. Councillors were also sympathetic to the concerns raised by the neighbour who fears that development in this location will inevitably lead to their property being overlooked.
- vi. **DC/21/2785** Removal of existing conservatory and erection of a single storey rear extension. Erection of a first-floor side extension and installation of windows. **11 MAPLE ROAD, BILLINGSHURST** On the proposal of Cllr Edna Bengel, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.

- vii. **DC/21/2561** Engineering works to create a new pond. **MEADOW FARM, BLACKGATE LANE, PULBOROUGH.** On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.
- viii. **DC/21/2563** Demolition of existing Keepers Cottages. Erection of a relocated two-storey residential dwelling with access, landscaping and associated infrastructure. **KEEPERS COTTAGES, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST.** On the proposal of Cllr James Marchant, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council objects to this application. The Parish Council was previously supportive of the 2017 application to renovate the cottages and bring them back into use, but do recognise that the extent of dilapidation makes this impossible. They did, however, feel that the proposal might have been better dealt with via two separate and distinct planning applications – one for the demolition of buildings within Billingshurst Parish and a second for a new build within Shipley Parish.

Members were supportive of the points raised by Shipley PC and would like to suggest that, should the demolition be allowed, the rebuild should be in the current location using the footprint of the existing cottages.

- ix. **DC/21/0880 AMENDED PLAN** 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 Dave Homer, **RESOLVED** that the Parish Council does not object to this application but makes the following comments:-
- Councillors did not understand the comparison in the water neutrality statement which refers to William Penn school;
 - if this application is allowed, it should, wherever possible, incorporate environmental considerations such as the addition of solar panels and ground source heat pump, as well as the provision of an EV charging point in order to avoid the disruption and expense if retro-fitting is required in the future.

07/22 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
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	No objection 29.7.2021	Permitted 3.12.2021
DC/21/2314	Replacement of 6no. windows and a door (Listed Building Consent) CHIME COTTAGE, 14 EAST STREET, BILLINGSHURST	No objection 4.11.2021	Permitted 6.12.2021

DC/21/1911	Surgery to 1 x Oak 80 BROOMFIELD DRIVE, BILLINGSHURST	No objection 14.10.2021	Permitted 8.12.2021
DC/21/2054	Surgery to x 1 Oak Tree 65 DAUX AVENUE, BILLINGSHURST	No objection 4.11.2021	Permitted 14.12.2021
DC/21/1676	Installation of 8x fascia signs with a combination of illuminated and non-illuminated HILLAND FARM, HILLAND ROAD, BILLINGSHURST	No objection 23.9.2021	Permitted 17.12.2021
DC/21/2035	Removal of existing mobile home and erection of a single storey garage/home office building and extension of residential curtilage 2 CHALK BARN, OKEHURST LANE, BILLINGSHURST	No objection 23.9.2021	Permitted 17.12.2021
DC/21/1257	Display of 1 x illuminated free standing totem sign HILLAND FARM, HILLAND ROAD, BILLINGSHURST	No objection 29.7.2021	Permitted 17.12.2021
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	No objection 4.11.2021	Permitted 21.12.2021
DC/21/0577 & 0578	Installation of replacement windows and French doors (Householder and Listed Building Consent) 4 WALNUT TREE COTTAGES, STANE STREET, ADVERSANE, BILLINGSHURST	No objection 2.12.2021	Permitted 21.12.2021
DC/21/2468	Conversion of part of garage to form a utility room with associated external alterations 2 KENILWORTH PLACE, BILLINGSHURST	No objection 2.12.2021	Permitted 29.12.2021

08/22 Appeals and Appeal Decisions.

- i. Dunmoore Group has lodged an appeal against the refusal of planning permission DC/21/0748 for Phase 3 of the Hilland Farm development. They have requested an inquiry which, if accepted by the Planning Inspectorate, could last for up to 4 days.
- ii. **DC/21/1571** The Planning Inspectorate has validated the appeal on Land North of Tisserand Farm for a caravan park.

09/22 Planning Compliance Update.

- i. Jackmans Farm, Adversane Lane. HDC served two enforcement notices on 20 May 2021 in relation to the creation of a new access and the importation of material and changes to land levels on fields to the rear of the house.

The notices were disregarded and HDC has received complaints concerning the stationing of mobile homes on the land. HDC is looking at issuing a further notice and starting prosecution proceedings. Further updates will be given as the matter progresses.

10/22 Any other matters for information only.

- i. The Winter editions of CPRE's Countryside Voice and Fieldwork magazines have arrived and are available in the office if Councillors would like to read them.

11/22 Date of Next Meeting: Thursday 3 February 2022 at 7.30pm. (Unless there is a need for a plans-only meeting).

The meeting closed at 8.25pm.

Chairman

Date