



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 14 April 2022 at 7.30pm**

Present

Cllrs Caroline Beresford Pratt, Garry Commins, Dave Homer (Chairman) and Doug Waller.

In attendance

Jo Booth, Assistant Clerk
Alex Marshall, Dunmoore Group

The Chairman reminded members that the meeting was being streamed on the internet and asked that they raise their hands if they wished to speak.

34/22 Apologies for Absence.

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

35/22 Declarations of interest and notification of change to members' interests.

None.

36/22 Approval of the minutes of the Planning and Environment Committee meeting held on 3 March 2022, previously circulated. On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

37/22 Approval of the minutes of the Planning and Environment Committee meeting held on 24 March 2022, previously circulated. On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

38/22 Matters Arising.

None.

39/22 Public Session.

There were no members of the public in attendance.

40/22 Planning Applications.

With the approval of those present, the Chairman brought forward the following application:-

- i. **DC/22/0566** Outline Application for up to 9,825sqm of Class E (Industrial Processes), B2 and B8 use floorspace (Phase 3) with all matters reserved except access. **HILLAND FARM, HILLAND ROAD, BILLINGSHURST**. On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that although the Parish Council would like to support the application, it cannot accept the height of the proposed Unit 35. Members felt that the location of the unit would mean that it is prominent in the landscape and that, due to the proximity of the pylon, screening would be impossible. Instead, members asked Alex Marshall if Dunmoore Group could look at this again with a view to presenting Horsham District Council (HDC) with a plan for a reduced height of 6.5m. In the meantime, the Assistant Clerk will submit a neutral response to HDC.
- ii. **DC/22/0479** Demolition of existing agricultural building and erection of 2no dwellinghouses. **LAND AT 510018 128496 HORSHAM ROAD, FIVE OAKS, BILLINGSHURST**. On the proposal of Cllr Garry Commins, seconded by Cllr Dave Homer, **RESOLVED** that the Parish Council objects to this application. Members felt that the proposal will have a negative effect on the character and appearance of the area and do not think that the proposed development is in an appropriate location. Five Oaks is a small hamlet with few facilities for residents. The location is at the point where a 60mph road meets a 40mph limit and so highway safety is a concern. Regard must also be paid to the comments of the neighbours who fear that their privacy will be compromised by the proposed development were it to be allowed.
- iii. **DC/22/00441** Variation of condition 1 on previously approved application 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) to allow for the reduction in footprint of dwelling and removal of barrel roofs. **OKEHURST LODGE, CHALK FARM, OKEHURST LANE, 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.
- iv. **DC/22/0364** Erection of a single storey rear extension. **12 LOWER STATION 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.
- v. **DC/22/0473** Part conversion of garage to form habitable living space. **32 RHODES WAY, 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.
- vi. **DC/22/0557** Fell 1 x Alder (Adj to Flats 47-53) (Works to Trees in a Conservation Area). **LAKERS MEADOW, BILLINGSHURST**. On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- vii. **DC/22/0309** Conversion of existing building to form 1no dwellinghouse with associated works (Part-Retrospective). **LEVERANCE FARM, MARLES LANE,**

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.

- viii. **DC/22/0518** Outline Application for redevelopment of the site to provide flexible employment space (E(g), B2 and B8 Use Classes) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout. **LAND PARCEL AT 507911 125837, NEWBRIDGE ROAD, BILLINGSHURST (PLATTS ROUNDABOUT).** 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/22/0537** Extensions, alterations and conversion of existing side garage to form additional habitable space and creation of new hardstanding / parking area. **23 HAWTHORN WAY, 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.
- x. **DC/22/0477 & 22/0588** Erection of a two-storey side extension (Householder and Listed Building Consent). **COPPED HALL, OKEHURST LANE, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.
- xi. **DC/22/0541** Erection of a Platinum Jubilee Beacon in the middle of Adversane Green for the Queen's Jubilee. **THE GREEN, ADVERSANE, BILLINGSHURST.** **This item is for noting only as the Parish Council is the applicant.**
- xii. **DC/22/0303 AMENDED PLAN.** Conversion of loft to form habitable living space incorporating raising of ridge height and creation of 3no front dormers with associated alterations. **14 SAVILLE GARDENS, 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/22/0532** Surgery to 1 x Oak and 1 X Yew (Works to Trees in Conservation Area). **GRATWICKE COTTAGE, 16A EAST 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.
- xiv. **DC/22/0590** Removal of existing conservatory and erection of a single storey infill extension. **KINGSFOLD COTTAGE FARM, MARRINGDEAN ROAD, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.
- xv. **DC/22/0584** Erection of a two-storey side extension and single storey front extension with associated alterations. **5 BIRCH DRIVE, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.

- xvi. **DC/22/0608** Erection of a single storey link extension and fenestration changes. **KINGSFOLD LODGE, 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.

41/22 To consider the Licensing Application for the Lidl Supermarket at Billingshurst Trade Park. Members had no comments or questions on this application but asked the Assistant Clerk to invite the Licensing Officer from HDC to attend a future meeting.

42/22 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/22/0002	Demolition of existing shed. Erection of a single storey side and rear extension 25 NORMAN CLOSE, BILLINGSHURST	Objection 3.2.2022	Permitted 1.3.2022
DC/21/2527	Fell x1 Ash and Surgery to x1 Sycamore 7 DELL LANE, BILLINGSHURST	No objection 2.12.2021	Permitted 3.3.2022
DC/21/2862	Conversion of existing garage into habitable living space and erection of a single storey rear extension with associated works WHITE COTTAGE, STANE STREET, FIVE OAKS, BILLINGSHURST	No objection 3.2.2022	Permitted 8.3.2022
DC/22/0032	Erection of a two-storey side extension 27 MAPLE ROAD, BILLINGSHURST	No objection 3.2.2022	Refused 9.3.2022
DC/21/2681	Construction of garage incorporating a bin and cycle storage OKEHURST LODGE, CHALK FARM, OKEHURST LANE, BILLINGSHURST	No objection 13.1.2022 & 16.2.2022	Permitted 11.3.2022
DC/21/1107	Variation of Conditions 1, 56, 57 and 60 of previously approved application DC/21/1209 which varied applications DC/20/0171 and DC/19/1365 which were themselves variations of the originally approved Hybrid planning application DC/18/2122. Amendments to the approved parameter plans, building zones and restriction on mezzanine floors HILLAND FARM, HILLAND ROAD, BILLINGSHURST	No objection 29.7.2021	Permitted 11.3.2022
DC/21/1209	Variation of Condition 59 to previously approved application DC/20/0171..... to allow for external lighting 24-hours a day at the petrol filling station LAND NORTH OF HILLAND FARM, STANE STREET, BILLINGSHURST	No objection 29.7.2021	Permitted 11.3.2022
DC/21/2852	Demolition of existing garage and erection of a replacement detached storey garage, car port and storage building with office above. Erection of a single storey rear extension 1 WOODCOT, NEW ROAD, BILLINGSHURST	No objection 3.2.2022	Permitted 15.3.2022

DC/22/0050	Demolition of existing conservatory and erection of a single storey rear extension 3 MORRIS DRIVE, BILLINGSHURST	No objection 16.2.2022	Permitted 16.3.2022
DC/21/2397	Construction of bridge over canal CANAL BRIDGE, BLACKGATE LANE, PULBOROUGH	Supported 2.12.2021	Permitted 18.3.2022
DC/22/0147	Replacement of 2 no first floor windows to the front south elevation (Listed Building Consent) CHIME COTTAGE, 14 EAST STREET, BILLINGSHURST	No objection 3.3.2022	Permitted 24.3.2022
DC/19/2319	Creation of a 16 space car park within land at the rear of 54A High Street, Billingshurst, with vehicular link between the Sainsbury's car park and the car park at Jengers Mead 54A HIGH STREET, BILLINGSHURST	No objection to car park but object to removal of pedestrian link Dec. 2019 Objected to amended plan Feb 2020	Permitted 24.3.2022
DC/21/1638	Erection of a side extension and reconfiguration to the existing commercial/manufacturing premises WESBART UK LTD, UNIT A AND D DAUX ROAD, BILLINGSHURST	Comments made 2.9.2021 No objection 14.10.2021 No objection 3.2.2022	Permitted 25.3.2022

43/22 Appeals and Appeal Decisions.

- i. **DC/21/1571 – Caravan Park, Land North of Tisserand Farm, Stane Street.** The appeal will be dealt with by way of written representation. Ref: APP/Z3825/W/21/3288442.
- ii. **DC/20/2607 – 83 residential units on Land at Duckmoor, East of Billingshurst.** The appeal will be dealt with by way of a hearing – date to be agreed. HDC has notified the Parish Council of its intention to amend the reasons for refusal at the Planning Committee (South) meeting on 26 April 2022. The Assistant Clerk has sent details to all Councillors for information. Ref: APP/Z3825/W/21/3283823.

44/22 Any other matters for information only.

- i. New Planning Training courses are available from Mulberry and Co. Please let the Assistant Clerk know if you would like to take part in any of the sessions.

45/22 Date of Next Meeting: Thursday 5 May 2022 at 7.30pm.

The meeting closed at 8.50pm.

Chairman

Date