



**Minutes of the Meeting of the Planning and Environment Committee  
held at the Billingshurst Centre  
on Thursday 5 May 2022 at 7.30pm**

**Present**

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

**In attendance**

Jo Booth, Assistant Clerk  
1 member of the public

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.

**46/22 Apologies for Absence.**

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

**47/22 Declarations of interest and notification of change to members' interests.**

None.

**48/22 Approval of the minutes of the Planning and Environment Committee meeting held on 14 April 2022, previously circulated.** On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

Cllr Caroline Beresford Pratt arrived.

**49/22 Matters Arising.**

- i. Alex Marshall of Dunmoore Group has been asked if they might consider a slight amendment to the flow of traffic into and out of the Lidl car park which might alleviate the chance of hold-ups on the access road to both Lidl and the petrol station. He has agreed to consult their highways consultant and Lidl to see if a one-way system can be incorporated within the design.

**50/22 Public Session.**

The member of the public did not wish to speak at this time.

**51/22 Planning Applications.**

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

- i. **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.** The Chairman invited the applicant to explain the reasons for the second amendment to his planning application. The only change is to the water neutrality statement as a result of comments from Natural England. On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.
- ii. **DC/22/0666** Erection of a rear conservatory. **130 FORGE WAY, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not comment on this plan as the applicant is known to all members.
- iii. **DC/22/0669** Erection of a single storey side and rear extension. **7 SADDLERS CLOSE, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application.
- iv. **DC/22/0711** Erection of a garden room building for use incidental to existing dwellinghouse. **WELLERS COTTAGE, 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.
- v. **DC/22/0620** Demolition of existing annexe building and erection of a replacement annexe building. **ANNEXE, LEE PLACE LODGE, 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.
- vi. **DC/22/0707** Reconfiguration of existing ground floor retail unit, conversion of first floor and extension to form a second floor to form 6no dwellings (Use Class C3). **16-16A JENGERS MEAD, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council objects to this application. Members felt the proposal is overdevelopment of the site, leading to over-occupancy in a small corner of the Jengers Mead development and a strain on existing infrastructure. Although members noted that the application DC/15/2699 did not recognise parking issues as being of concern, they felt that Billingshurst has grown exponentially in the intervening 7 years and there is an increasing reliance on private vehicles. Parking in the locality is largely on-street and this will lead to increased congestion – particularly in Coombe Hill and Rowan Drive.
- vii. **DC/22/0782** Demolition of existing conservatory and detached double garage. Erection of a single storey rear extension. Construction of a drive-through garage structure to the side of the extension to the rear of the existing driveway. **CARMEL, MARRINGDEAN ROAD, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Benger, **RESOLVED** that the Parish Council does not object to this application but supports the comments of the neighbour, particularly with regard to retention of the hedgerow screening.

**52/22 Horsham District Council Planning Decisions.**

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/21/2843 & DC/21/2844	Erection of an extension to dwelling and garage (Householder and Listed Building Consent) <b>THE OLD COTTAGE, ANDREWS HILL, BILLINGSHURST</b>	No objection 3.2.2022 but comments made	Withdrawn 1.4.2022
DC/21/1223	Erection of business units 25 and 26 as part of Phase II of the development of the site <b>HILLAND FARM, HILLAND ROAD, BILLINGSHURST</b>	No objection 29.7.2021	Permitted 4.4.2022
DC/21/1224	Erection of business units 27 and 28 as part of Phase II of the development of the site <b>HILLAND FARM, HILLAND ROAD, BILLINGSHURST</b>	No objection 29.7.2021	Permitted 4.4.2022
DC/21/1225	Erection of business units 29 and 30 as part of Phase II of the development of the site <b>HILLAND FARM, HILLAND ROAD, BILLINGSHURST</b>	No objection 29.7.2021	Permitted 4.4.2022
DC/21/1226	The erection of business units, associated access, parking, servicing space and landscaping <b>HILLAND FARM, HILLAND ROAD, BILLINGSHURST</b>	No objection 29.7.2021	Permitted 4.4.2022
DC/22/0109	Erection of a two-storey side extension <b>60 DAUX AVENUE, BILLINGSHURST</b>	No objection 3.3.2022	Permitted 4.4.2022
DC/21/2077	Reserved matters application for the approval of remaining conditions in relation to plot 17 following approval of outline application DC/18/2122, relating to access, layout, scale, appearance and landscaping <b>BILLINGSHURST TRADE PARK, STANE STREET, BILLINGSHURST</b>	No objection 4.11.2021	Permitted 13.4.2022
DC/22/0306	Variation of Condition 1 of previously approved application DC/18/1396 to allow for the approved pitched roof on the front/side single storey extension to be amended to a flat roof with roof lantern <b>SOUTH ROWNER COTTAGE, ROWNER ROAD, BILLINGSHURST</b>	No objection 3.3.2022	Refused 13.4.2022
DC/22/0402	Variation of Condition 1 of previously approved application DC/20/1318 to allow for the installation of an air source heat pump and other minor amendments to dwelling <b>ST ANDREWS FARM, ANDREWS HILL, BILLINGSHURST</b>	No objection 24.3.2022	Permitted 20.4.2022
DC/21/2491	Erection of a single storey rear extension and alteration to window on the front elevation <b>21 THE ALDERS, BILLINGSHURST</b>	No objection 3.3.2022	Permitted 20.4.2022
DC/22/0557	Fell 1 x Alder (Adj to Flats 47-53) (Works to Trees in a Conservation Area) <b>LAKERS MEADOW, BILLINGSHURST</b>	No objection 14.4.2022	Permitted 20.4.2022

<b>DC/21/0880</b>	<b>AMENDED PLAN</b> Erection of a two storey four bedroom detached dwelling and detached garage/workshop <b>KINGSFOLD LODGE (ADJACENT TO), MARRINGDEAN ROAD, BILLINGSHURST</b>	No objection 13.1.2022	Refused 26.4.2022
<b>DC/22/0324</b>	Erection of a two storey side extension and associated works <b>2 MANOR CLOSE, HIGH STREET, BILLINGSHURST</b>	No objection 24.3.2022	Permitted 26.4.2022
<b>DC/22/0532</b>	Surgery to 1 x Oak and 1 X Yew (Works to Trees in Conservation Area) <b>GRATWICKE COTTAGE, 16A EAST STREET, BILLINGSHURST</b>	No objection 14.4.2022	Permitted 27.4.2022
<b>DC/21/2743</b>	Replacement of 3 no existing windows (Listed Building Consent) <b>2 THE MANOR HOUSE, SUMMERS PLACE, STANE STREET, BILLINGSHURST</b>	No objection 3.3.2022	Permitted 27.4.2022
<b>DC/22/0441</b>	Variation of condition 1 on previously approved application DC/21/1335 and construction of a new build barn style dwelling) to allow for the reduction in footprint of dwelling and removal of barrel roofs <b>OKEHURST LODGE, CHALK FARM, OKEHURST LANE, BILLINGSHURST</b>	No objection 14.4.2022	Permitted 28.4.2022
<b>DC/22/0269</b>	Demolition of existing garage and erection of a two-storey side/front extension and single storey front extension <b>25 CARPENTERS, BILLINGSHURST</b>	No objection 3.3.2022	Permitted 28.4.2022
<b>DC/22/0390</b>	Installation of 1x internally-illuminated flag pole sign, 2x internally-illuminated fascia signs, 3c externally-illuminated large wall mounted billboard signs, 2x externally-illuminated small wall mounted billboard signs and 1x internally-illuminated free standing poster display sign <b>LIDL FOODSTORE, BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST</b>	No objection 24.3.2022	Permitted 29.4.2022
<b>DC/22/0479</b>	Demolition of existing agricultural building and erection of 2no dwellinghouses <b>LAND AT 510018 128496 HORSHAM ROAD, FIVE OAKS, BILLINGSHURST (GRAININGFOLD)</b>	Objection 14.4.2022	Refused 29.4.2022
<b>DC/22/0341</b>	Approval of all remaining reserved matters in relation to plot 16 within phase 2 <b>HILLAND FARM, HILLAND ROAD, BILLINGSHURST</b>	No objection 24.3.2022	Permitted 29.4.2022

<b>DC/21/1054</b>	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 dwellinghouse) <b>SOUTH HOUSE FARM, MARRINGDEAN ROAD, BILLINGSHURST</b>	No objection 29.7.2021	Refused 29.4.2022
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<b>WEST SUSSEX COUNTY COUNCIL DECISION</b>			
<b>WSCC/039/ 21</b>	<b>Billingshurst Waste Water Treatment Works, Stane Street, Billingshurst.</b> Construction and operation of an alkalinity kiosk and ferric dosing kiosk.	No objection 23.9.2021	Permitted 6.4.2022

**53/22 Appeals and Appeal Decisions.**

No update.

**54/22 Any other matters for information only.**

- i. St Mary's Church is planning to undertake some internal works and the Clerk was asked if this Committee would be considering the planning applications. Initial research indicates that ecclesiastical permission may be sufficient and that no civil planning permission is required. The Clerk and Assistant Clerk will continue to investigate this and will report in due course.
- ii. The CPRE magazines have arrived and are available in the Parish Office.

**55/22 Date of Next Meeting: Thursday 9 June 2022 at 7.30pm (the date on the schedule of meetings, 2 June 2022, is incorrect) (unless there is a need for a plans-only meeting).**

The meeting closed at 8.25pm.

Chairman

Date