



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 7 July 2022 at 7.00pm**

Present

Cllrs Caroline Beresford Pratt, Dave Homer, Steve Thomas, Doug Waller (Chairman) and Sarah Wilson.

In attendance

Jo Booth, Assistant Clerk
Alex Marshall, Dunmoore Group
David McFarlane, SP Broadway
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.

The Chairman welcomed Cllr Steve Thomas to his first meeting of this Committee.

67/22 Apologies for Absence.

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

68/22 Declarations of interest and notification of change to members' interests.

None.

69/22 Approval of the minutes of the Planning and Environment Committee meeting held on 9 June 2022, previously circulated. On the proposal of Cllr Dave Homer, seconded by Cllr Sarah Wilson, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

70/22 Matters Arising.

None.

71/22 Guest Speakers – Alex Marshall, Dunmoore Group and David McFarlane, SP Broadway – to give an update on the Trade and Business Park Development.

The Chairman welcomed Alex and David to the meeting and thanked them for the updated masterplan drawing (copy attached).

Mr McFarlane explained that attendance this evening is part of Dunmoore Group's ongoing commitment to keeping the Parish Council informed as much as possible as works progress. District Councillor Chowen, Leader, Horsham District Council (HDC) was

recently given a tour of the park and there was a brief given to Sussex World which resulted in an article in a recent edition of the West Sussex County Times.

Mr Marshall, referring to the updated masterplan, reported:-

The units coloured red on the plan have now either all been taken or are already occupied and operational;

Lidl should open later this year – possibly October or November;

Costa drive-thru should complete on 30 August;

The wearing surface on the internal road network will be laid during the weekend of 9/10 July, weather permitting;

HDC has refused permission for the units coloured green for the second time. The appeal against refusal of the first application is running but there is no date as yet for a hearing. Dunmoore Group have been disappointed that HDC would not engage with them prior to the second refusal;

It is hoped that work on the units coloured purple, which are designed for small businesses, will start in September;

The outline permission including units 19-24, 18 and 18A expired on 10 June hence the submission of the reserved matters applications which will be coming before this Committee soon. These units are for flexible use, including Class B1c (light industrial), B2 (general industrial) and B8 (storage). There will be no retail use of these units.

Mr Marshall addressed questions which had been raised by Councillors in advance of the meeting:-

Lidl traffic flow. In response to a request from this Committee to introduce a one-way traffic flow through the Lidl site in advance of opening, there is no confirmation that Lidl are going to accept and implement this suggestion. Mr Marshall was asked to be as persuasive as possible in order to achieve this and to ask Lidl why it would be better not to incorporate a one-way system. It had also been suggested that there should be a right turn refuge which would help to ease congestion on the service road.

Landscaping, trees and general tidiness. Mr Marshall reported that some of the trees were found to be still alive and they are to be fitted with water bags for the next 12 months in order to encourage their growth. Mr Marshall is hopeful that the general appearance of the site will be improved when the Costa drive-thru is completed and landscaping works progress on what would have been the McDonalds site. Councillors had raised the issue of unsightly signage on the heras fencing which Mr Marshall will be addressing. Councillors suggested that Dunmoore Group is not delivering the planting scheme that was promised in the Design and Access Statement for the original outline planning application which said

“Landscape proposal provides areas of plant to the front and the perimeters of the site containing new trees and plants (sic) designed to complement surrounding areas and lessen the impact and visibility of the proposed buildings”

72/22 Public Session.

Mr Mahal of New Road introduced himself and reported that he had submitted an objection to HDC on the recent Dunmoore applications on traffic grounds. Councillors had also received that objection via email. Mr Mahal said that there had already been occasions when stationary vehicles on the A29 meant that residents were unable to exit New Road. He felt that the TRISC data used in support of the application was flawed to create low trip counts for the development but noted that West Sussex County Council Highways had not objected. The Chairman thanked Mr Mahal for his contribution.

73/22 Planning Applications.

- i. **DC/22/1053** Outline planning permission for up to 14,075sqm of B1c, B2, B8 use floorspace, petrol filling station with ancillary retail offer and drive through coffee unit. Approval of all remaining reserved matters in relation to plots 19 and 20 within phase 2 with regards to access, appearance, landscape layout and scale. **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Steve Thomas, **RESOLVED** that the Parish Council does not object to this application.
- ii. **DC/22/1054** Outline planning permission for up to 14,075sqm of B1c, B2, B8 use floorspace, petrol filling station with ancillary retail offer and drive through coffee unit. Approval of all remaining reserved matters in relation to plots 18 and 18A within phase 2 with regards to access, appearance, landscape layout and scale. **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Steve Thomas, **RESOLVED** that the Parish Council does not object to this application.
- iii. **DC/22/1056** Outline planning permission for up to 14,075sqm of B1c, B2, B8 use floorspace, petrol filling station with ancillary retail offer and drive through coffee unit. Approval of all remaining reserved matters in relation to plots 23 and 24 within phase 2 with regards to access, appearance, landscape layout and scale. **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Steve Thomas, **RESOLVED** that the Parish Council does not object to this application.

The Chairman thanked Alex Marshall and David McFarlane for attending the meeting and answering the questions raised. He thanked Mr Mahal for his contribution.

- iv. **DC/22/1007** Erection of a single storey rear extension. **34 BROOMFIELD DRIVE, 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.
- v. **DC/22/0980** Removal of existing internal fencing and erection of replacement acoustic wooden fencing. **PROVIDENCE COTTAGE, ANDREWS HILL, 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/22/1109** Surgery to 2 x Yew. **59 DELL LANE, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- vii. **DC/22/1029** Erection of a first floor side extension with rear facing dormer window. **35 DELL 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.
- viii. **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 Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application.
- ix. **DC/22/1173** Fell 2x Elm (Work to Trees in a Conservation Area). **HAMMONDS, EAST STREET, 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 but asks the Arboricultural Officer if it is possible to encourage the applicant to plant replacement trees.
- x. **DC/22/1073** Erection of a two-storey rear extension. **76 COOMBE HILL, BILLINGSHURST.** On the proposal of Cllr Caroline Beresford Pratt, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.

74/22 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/21/2192	Installation of 6. Fascia signs, 3 booth lettering signs and 1 15" digital booth screen LAND AT STANE STREET, BILLINGSHURST	Strong objection 14.10.2021	Withdrawn 7.6.2022
DC/21/2194	Erection of 4 freestanding signs, 2 banner units, 1 play land sign and 23 dot signs LAND AT STANE STREET, BILLINGSHURST	Strong objection 14.10.2021	Withdrawn 7.6.2022
DC/21/2193	Installation of 1 x internally illuminated freestanding totem sign BILLINGSHURST TRADE PARK, STANE STREET, BILLINGSHURST	Strong objection 14.10.2021	Withdrawn 7.6.2022
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	Objection 5.5.2022	Withdrawn 14.6.2022

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
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	Neutral – roof height restriction sought for unit 35 14.4.2022	Refused 15.6.2022
DC/22/0748	Erection of a single storey side extension 16 CARPENTERS, BILLINGSHURST	No objection 9.6.2022	Permitted 21.6.2022
DC/22/1471	Demolition of existing bungalow and erection of replacement two storey dwelling, car port and new access ANNEXE, LITTLE WOODHOUSE, NEW ROAD, BILLINGSHURST	No objection 24.8.2021 13.12.2021 5.5.2022	Permitted 21.6.2022
DC/22/0854	Erection of a single storey rear infill extension in place of existing conservatory and erection of a first floor side extension PONDSIDE COTTAGE, CONEYHURST ROAD, BILLINGSHURST	No objection 9.6.2022	Permitted 27.6.2022

75/22 Appeals and Appeal Decisions.

- i. **DC/22/0032 27 Maple Road.** The applicant has lodged an appeal against the refusal of planning permission. It will be determined by way of written representation.
- ii. **DC/20/2607 Land at Duckmoor, East of Billingshurst.** Barton Willmore have submitted a Statement of Common Ground which is available to view on Public Access.
- iii. **DC/21/0748 Trade and Retail Park, Hilland.** The appeal is progressing and HDC's statement of case is now available to view on Public Access.
- iv. **DC/20/2572 Trade and Retail Park, Hilland.** The appeal is progressing. The appellant's final comments are available to view on Public Access.

76/22 Planning Compliance Update.

- i. HDC have received a compliance complaint in regard to a property at Hillview, High Street, where it is alleged that a conservatory has been erected which is not compliant with Permitted Development rights.
- ii. HDC has received a compliance complaint in regard to Phase III of the Marringdean Acres development. It is alleged that contractor vehicles are not parking in accordance with the Traffic Management Plan (condition 4 of DC/16/0274).

77/22 Any other matters for information only.

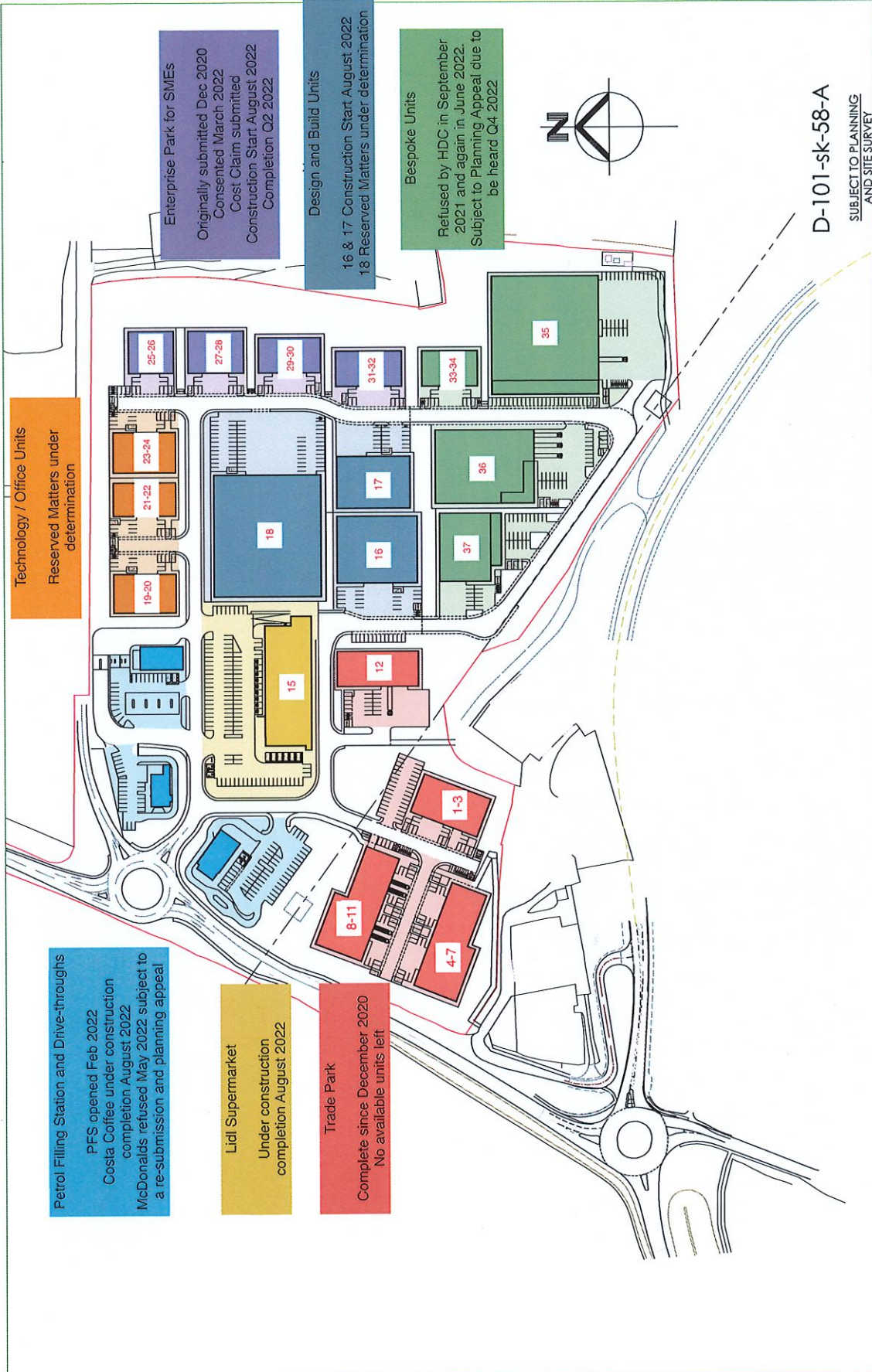
None.

78/22 Date of Next Meeting: Thursday 4 August 2022 at 7.30pm.

The meeting closed at 8.50pm.

Chairman

Date



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PRELIMINARY
 11-3-2021
 Scale 1:2000 @ A3