



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 4 August 2022 at 7.30pm**

Present

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

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.

79/22 Apologies for Absence.

An apology for absence was received from Cllr James Marchant (prior commitment). On the proposal of Cllr Garry Commins, seconded by Cllr Sarah Wilson, **RESOLVED** that the apology and the reason given be accepted.

80/22 Declarations of interest and notification of change to members' interests.

None.

81/22 Approval of the minutes of the Planning and Environment Committee meeting held on 7 July 2022, previously circulated. On the proposal of Cllr Sarah Wilson, seconded by Cllr Dave Homer, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

82/22 Matters Arising.

None.

83/22 Guest Speakers – Alex Marshall, Dunmoore Group and David McFarlane, SP Broadway – to give an update on the Trade and Business Park Development.

Representatives of Dunmoore Group and SP Broadway were unable to attend in person but had sent in a written update and a new copy of the masterplan (appended to these minutes). Councillors were unhappy at this absence as 7 of the plans on the agenda this evening are for the Trade and Business Park, including a new application by McDonald's. The Assistant Clerk has been instructed to send a strongly worded letter to Alex Marshall to this effect.

84/22 Public Session.

Mr Mahal of New Road had previously circulated a statement to members outlining his continuing concerns over traffic congestion within the site giving rise to the potential for blockages on the A29. He urged members not to support any further development on the

Park and to suggest that Horsham District Council (HDC) demands an independent traffic assessment be conducted.

The Chairman explained that the Committee had proposed a different way for traffic to circulate within the site but had not heard from Dunmoore whether or not this might be adopted. In the meantime, he thanked Mr Mahal for his contribution and said that, sharing his concerns about traffic, the Parish Council will ask HDC to revisit Highway matters.

85/22 Planning Applications.

- i. **DC/22/1088** Reserved matters application for Plots 18 & 18A within phase 2 (following approval of DC/21/1107), relating to access, appearance, landscaping, layout and scale. **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Bengel, **RESOLVED** that the Parish Council does not object to this application but expects to see a higher standard of planting and the enforcement of a robust maintenance plan for that planting. Residents have commented to Parish Councillors that the build-out is taking a long time and have asked that HDC urges the completion of development in a timely way.
- ii. **DC/22/1089** Reserved matters application for Plots 19 & 20 within phase 2 (following approval of DC/21/1107), relating to access, appearance, landscaping, layout and scale. **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Bengel, **RESOLVED** that the Parish Council does not object to this application but expects to see a higher standard of planting and the enforcement of a robust maintenance plan for that planting. Residents have commented to Parish Councillors that the build-out is taking a long time and have asked that HDC urges the completion of development in a timely way.
- iii. **DC/22/1055** Reserved matters application for Plots 21 & 22 within phase 2 (following approval of DC/21/1107), relating to access, appearance, landscaping, layout and scale. **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Bengel, **RESOLVED** that the Parish Council does not object to this application but expects to see a higher standard of planting and the enforcement of a robust maintenance plan for that planting. Residents have commented to Parish Councillors that the build-out is taking a long time and have asked that HDC urges the completion of development in a timely way.
- iv. **DC/22/1091** Reserved matters application for Plots 23 & 24 within phase 2 (following approval of DC/21/1107), relating to access, appearance, landscaping, layout and scale. **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Bengel, **RESOLVED** that the Parish Council does not object to this application but expects to see a higher standard of planting and the enforcement of a robust maintenance plan for that planting. Residents have commented to Parish Councillors that the build-out is taking a long time and have asked that HDC urges the completion of development in a timely way.

- v. **DC/22/1090** Reserved matters application for Plots 21 & 22 within phase 2 (following approval of DC/21/1107), relating to access, appearance, landscaping, layout and scale. **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Bengier, **RESOLVED** that the Parish Council does not object to this application but expects to see a higher standard of planting and the enforcement of a robust maintenance plan for that planting. Residents have commented to Parish Councillors that the build-out is taking a long time and have asked that HDC urges the completion of development in a timely way.
- vi. **DC/22/1092** Reserved matters application for Plots 25 & 26 within phase 2 (following approval of DC/21/1107), relating to access, appearance, landscaping, layout and scale. **HILLAND FARM, HILLAND ROAD, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Edna Bengier, **RESOLVED** that the Parish Council does not object to this application but expects to see a higher standard of planting and the enforcement of a robust maintenance plan for that planting. Residents have commented to Parish Councillors that the build-out is taking a long time and have asked that HDC urges the completion of development in a timely way.
- vii. **DC/22/1194** Erection of a restaurant and takeaway with drive-thru facility (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 Steve Thomas, **RESOLVED** that the Parish Council strongly objects to this application for the reasons previously given (DC/21/2206): -
- 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 to the current trade and retail park masterplan. 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 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 HDC's 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 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 areas 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.

and adds the following:-

- Parish Councillors have proposed a different way for traffic to circulate within the site – specifically at the Lidl unit - which might alleviate traffic congestion in the wider site. The current road layout means that one of the two entries and exits into Lidl is directly opposite the entrance to the PFS and, with no central refuge for turning right, could lead to traffic backing up. Parish Councillors suggested that traffic enters Lidl via the most easterly access point and that a one-way system operates within the car park which would then funnel traffic back onto the access road by turning left. Dunmoore representatives were going to ask Lidl to consider this proposal. In the absence of any progress via that route, members would like to suggest that HDC should press for an independent traffic assessment – WSCC Highways appears to have accepted the TRISC data provided by the applicant without question.
 - The Transport Assessment relies on public transport which is, at best, unreliable. This will increase use of private vehicles and further add to the risk of congestion and potential blockages on the A29.
 - The suggestion that more than 50% of daily water usage will be down to 36 staff members (as opposed to the 1700+ customers) makes no sense.
 - There do not appear to be EV points on the plan.
 - There are no solar panels for the roof.
 - The Litter Management Plan is not robust enough – it leaves decisions on the frequency and scope of litter picking to individual managers.
- viii. **DC/22/1167** Surgery to 2 x Oak trees and 1 x May tree (TPO/1423). **OAKLANDS, 50 DAUX AVENUE, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application provided the works are carried out by a professional tree surgeon.
- ix. **DC/22/1179** Surgery to 2 x Horse Chestnuts (TPO/0588). **11 STATION VIEW, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- x. **DC/22/1188** Removal of Condition 9 of previously approved application DC/20/0740 (Demolition of existing cottages and erection of 2 No. two storey attached dwellings with associated car parking and landscaping) to allow for amendments to the car parking layout. **PRATTS COTTAGES, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Dave Homer, **RESOLVED** that the

Parish Council does not object to this application but notes that it is retrospective as the proposed parking arrangement is already in use.

- xi. **DC/22/1265** Erection of a two storey rear extension. **55 DELL LANE, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application. The concerns of the neighbour are noted and, it is felt, could be overcome with the use of obscured glazing to the door and window.
- xii. **DC/22/1286** Surgery to vegetation along Little East Street and Badgers Copse, to enable refuse lorry access (Work to Trees in a Conservation Area). **STREET RECORD, LITTLE EAST STREET, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- xiii. **DC/22/1273** Conversion of existing integral garage to form habitable living space with associated external alterations. **8 KENILWORTH PLACE, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application.
- xiv. **DC/22/1372** Erection of a two-storey rear extension and installation of a first floor window. **4 GROOMSLAND DRIVE, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council declines to comment as the applicant is known to all members.
- xv. **DC/22/1441** Surgery to 1 x Horse Chestnut. **LAND AT CLEVELANDS, STATION ROAD, BILLINGSHURST.** This application has been made by the Parish Council. **NOTED.**

86/22 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/22/0890	Erection of a single storey rear extension 2 CHESTNUT ROAD, BILLINGSHURST	No objection 9.6.2022	Permitted 1.7.2022
DC/22/0771	(Erection of a garden outbuilding to rear (Lawful Development Certificate – Existing) 1 COOMBE CLOSE, BILLINGSHURST	No objection 9.6.2022	Permitted 11.7.2022
DC/22/0782	Demolition of existing conservatory and detached double garage. Erection of a single storey rear extension. Construction of a drive-through double garage structure to the side of the extension to the rear of the existing driveway CARMEL, MARRINGDEAN ROAD, BILLINGSHURST	No objection 13.5.2022 & 7.7.2022	Permitted 12.7.2022

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/22/0684	Conversion of former retail unit to form a dwelling (Class C3), incorporating erection of a rear extension, installation of photovoltaic panels to southern roof slope and associated works (Amendment to planning permission DC/21/1281) 116 HIGH STREET, BILLINGSHURST	No objection 9.6.2022	Permitted 20.7.2022
DC/22/1007	Erection of a single storey rear extension 34 BROOMFIELD DRIVE, BILLINGSHURST	No objection 7.7.2022	Permitted 20.7.2022
PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/21/2839	Erection of an attached timber framed annexe (retrospective) CROSSWAYS, ADVERSANE LANE, ADVERSANE, BILLINGSHURST	Strong objection 3.2.2022 & 9.6.2022	Permitted 21.7.2022

87/22 Appeals and Appeal Decisions.

- i. **DC/21/2563 KEEPERS COTTAGES, WEST CHILTINGTON LANE, CONEYHURST.** The application was for demolition of a pair of cottages in Billingshurst Parish and rebuild in Shipley Parish. Both Parish Councils objected to the application and it was refused by HDC on 25 January. The applicant has applied for an appeal to be decided by written representation.

88/22 Planning Compliance Update.

None.

89/22 Any other matters for information only.

None.

90/22 Date of Next Meeting: Thursday 8 September 2022 at 7.30pm.

The meeting closed at 8.40pm.

Chairman

Date



These latest RM and Enterprise consents are the first commercial planning consents to be approved by Natural England and will achieve absolute water neutrality on-site without any offsetting. The Business Park will have its own private water cleaning system collecting rainwater from the large roofs, treating on-site, and delivering potable water. This system is entirely modular, and as the remaining units are developed the system will have the ability to cater for them.

Re-submission of Units 33 to 37

These are the green coloured units shown in the masterplan. This is currently the subject of Planning Appeal, however no date for the hearing/inquiry has been set.

I hope this all helps.

Best wishes.

3.08.2022

