



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 8 September 2022 at 7.30pm**

Present

Cllrs Edna Bengler, Dave Homer, James Marchant, Steve Thomas, Doug Waller (Chairman) and Sarah Wilson.

In attendance

Jo Booth, Assistant Clerk
1 member of the public

Regrettably, technical issues meant that the meeting was not streamed to the internet.

Before the meeting commenced, the Chairman invited those present to join him in a minute of silent reflection on the news of the death of Her Majesty The Queen.

The Chairman asked members to raise their hands if they wished to speak.

91/22 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 Sarah Wilson, seconded by Cllr Steve Thomas, **RESOLVED** that the apologies and the reasons given be accepted.

92/22 Declarations of interest and notification of change to members' interests.

Cllr Edna Bengler declared a personal interest in agenda item 97/22 i as she is employed by the owner of the neighbouring property.

93/22 Approval of the minutes of the Planning and Environment Committee meeting held on 4 August 2022, previously circulated. On the proposal of Cllr Sarah Wilson, seconded by Cllr Edna Bengler, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

94/22 Matters Arising.

None.

95/22 Guest Speaker – Alex Marshall, Dunmoore Group – to give an update on the Trade and Business Park Development.

The Chairman welcomed Alex Marshall to the meeting and invited him to give an update on progress. Mr Marshall reported:-

Proposed McDonald's – Dunmoore Group had looked at the reasons for the refusal of planning permission and reassessed the application. They concluded that the proposal

could not go ahead and, as a consequence, the appeal is to be withdrawn along with the duplicate planning application which is currently being considered by Horsham District Council (HDC). When asked directly if there was a possibility that a McDonald's might be relocated to another area within the Park, Mr Marshall confirmed that this will not be the case for as long as the site remains within Dunmoore Group's ownership. Marketing of the 2 or 3 units which were within the original proposal will now commence.

Unit 17 – will be occupied by Pigs Ears Beers Limited and construction is due to start towards the end of this year. The Licence application is currently being considered by HDC.

Costa – work continues on the plot and associated landscaping and opening should be in mid to late October.

Lidl – the store is due to open on 3 November. Parish Councillors were disappointed that the alternative suggestion for traffic flow through the Lidl car park will not be adopted. Modelling has shown that the maximum wait time to enter or leave the carpark will be 6 seconds, indicating that traffic is considered to be “free-flowing”. Having 2 dual entrance and exit points also takes account of delivery lorries accessing the site. Councillors accepted that there is likely to be less traffic on the whole site now that the McDonald's will not be going ahead but remained concerned that there is still a potential for congestion. This will not be apparent until works are completed and the site is fully occupied. Mr Marshall agreed that, in the event of daily congestion or conflict on the access road, Dunmoore Group would act immediately to remedy any problems and he is happy to review the situation in 6 months' time.

Landscaping and trees – Mr Marshall accepted the criticism of the poor quality and condition of the trees. He explained that Dunmoore had employed an arborist to examine all trees and that only 1 dead one had been found. Recent drought conditions had exacerbated the problem and water bags had been fitted in an attempt to save the remaining trees. A new planting season is about to start and Mr Marshall reported that replacements would be put in where needed. In the meantime, the water bags will be removed which will improve the general appearance of the boundary.

The Chairman thanked Mr Marshall for attending the meeting and for the update. He also said that the site has, to a large extent, offered great community benefits – in particular the petrol filling station and the Lidl supermarket – and said that this should not be forgotten.

96/22 Public Session.

The member of the public did not wish to speak other than to thank Councillors for their various inputs into the Business and Trade Park developments.

97/22 Planning Applications.

Cllr Dave Homer left the room.

- i. **DC/22/1395** Removal and rebuilding of 2no. chimney stacks and repointing works to section of west elevation (Listed Building Consent). **CHURCHGATE, 6 EAST STREET, BILLINGSHURST.** Having declared an interest in this application, Cllr Edna Benger took no part in the debate and abstained from voting. 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/22/1315** Surgery to 1x Oak. **HAWTHORNS, WEST STREET, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Steve Thomas, **RESOLVED** that the Parish Council does not object to this application.
- iii. **DC/22/0930** Change of use from residential annex to use as independent dwelling. **MYRTLE ANNEXE, NATTS LANE, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Edna Benger, **RESOLVED** that the Parish Council does not object to this application.

Cllr Dave Homer returned.

- iv. **DC/22/1368** Conversion of existing side garage to form habitable living space, incorporating replacement of garage door with window and installation of side bi-fold doors and rooflights. **2 FAIRLIGHT COTTAGES, NATTS 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.
- v. **DC/22/1141** Erection of a single story rear extension (Retrospective). **EMMETTS FARM, WEST CHILTINGTON LANE, CONEYHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Dave Homer, **RESOLVED** that the Parish Council objects to this application. Members felt that the extension is out of keeping with the host dwelling and is overdevelopment.
- vi. **DC/21/2530** Erection of 2 No. dwellings with access from East Street, and associated landscaping. **LAND SOUTH OFF EAST STREET, BILLINGSHURST.** Members were disappointed to see that this amended plan does not take into account previously raised objections. On the proposal of Cllr Sarah Wilson, seconded by James Marchant, **RESOLVED** that the Parish Council maintains its strong objection to this application for the reasons already submitted in December 2021.
- vii. **DC/22/1486** Fell 1 x Ash. **1 WILLOW DRIVE, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application but would like to suggest that a replacement tree be planted.
- viii. **DC/22/1458** Demolition of the existing building and erection of 2no storage units (Use Class B8), incorporating the re-routing and improvement of the Public Right of Way within the site. Installation of vehicular access and on-site parking provision. **DENVER STORAGE, OKEHURST 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.
- ix. **DC/22/1548** Erection of a two storey rear extension. **LARCHES, PARBROOK, BILLINGSHURST**. On the proposal of Cllr Sarah Wilson, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.
- x. **DC/22/1543** Surgery to 1 x Maple and 5 x Beech Trees (TPO/0672). **59 DELL LANE, BILLINGSHURST**. On the proposal of Cllr Sarah Wilson, seconded by Cllr Steve Thomas, **RESOLVED** that the Parish Council does not object to this application.
- xi. **DC/22/1616** Fell 1 x Cypress (Works to Trees in a Conservation Area). **YEW COTTAGE, WEST STREET, BILLINGSHURST**. On the proposal of Cllr Doug Waller, seconded by Cllr Steve Thomas, **RESOLVED** that the Parish Council does not object to this application but would like to suggest that a replacement tree be planted.
- xii. **DC/22/1617** Surgery to 1 x Oak. **5 THE WILLOWS, BILLINGSHURST**. On the proposal of Cllr Dave Homer, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- xiii. **DC/22/1521** Conversion of existing first floor store room into office and installation of new window. **BILLINGSHURST VILLAGE HALL, ROMAN WAY, BILLINGSHURST**. **This item is for noting only as the Parish Council is the applicant.**
- xiv. **DC/22/1591** Demolition of existing agricultural building and erection of 2 no. dwelling houses. **LAND AT 510018 128496 HORSHAM ROAD, FIVE OAKS, BILLINGSHURST**. On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council strongly objects to this application. Members felt that the proposal is overdevelopment of the site which 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.
- xv. **DC/22/1619** Surgery to 1 x Field Maple and 1 x Oak. **6 WINDMILL PLACE, EAST STREET, BILLINGSHURST**. On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- xvi. **DC/22/1620** Surgery to 1 x Oak. **CURRYCOMB COTTAGE, PARBROOK, BILLINGSHURST**. On the proposal of Cllr Sarah Wilson, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.
- xvii. **DC/22/1618** Surgery to 1 x Oak. **2 THE WILLOWS, BILLINGSHURST**. On the proposal of Cllr Sarah Wilson, seconded by Cllr Dave Homer, **RESOLVED** that the Parish Council does not object to this application.

98/22 Horsham District Council Planning Decisions.

| PLAN NO | DESCRIPTION | PARISH COUNCIL RESPONSE | HDC DECISION |
|-------------------|---|---------------------------|------------------------|
| DC/22/1029 | Erection of a first floor side extension with rear facing dormer window 35 DELL LANE, BILLINGSHURST | No objection 7.7.2022 | Permitted 3.8.2022 |
| DC/22/1173 | Fell 2x Elm (Works to Trees in a Conservation Area) HAMMONDS, EAST STREET, BILLINGSHURST | No objection 7.7.2022 | Permitted 9.8.2022 |
| DC/22/0980 | Removal of existing internal fencing and erection of replacement acoustic wooden fencing PROVIDENCE COTTAGE, ANDREWS HILL, BILLINGSHURST | No objection 7.7.2022 | Permitted 10.8.2022 |
| DC/22/1109 | Surgery to 2x Yew 59 DELL LANE, BILLINGSHURST | No objection 7.7.2022 | Permitted 12.8.2022 |
| DC/22/1286 | Surgery to vegetation along Little East Street and Badgers Copse, to enable refuse lorry access (Works to Trees in a Conservation Area) STREET RECORD, LITTLE EAST STREET, BILLINGSHURST | No objection 7.7.2022 | Permitted 18.8.2022 |
| 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 retrospective amendments to the car parking layout PRATTS COTTAGES, STANE STREET, BILLINGSHURST | No objection 4.8.2022 | Refused 22.8.2022 |
| DC/21/1558 | Erection of a roadside facility comprising a PFS, linked kiosk store and drive thru coff unit (Sui Generis Use) LAND PARCEL AT 507911 125837, NEWBRIDGE ROAD, BILLINGSHURST | No objection 23.9.2021 | Permitted 31.8.2021 |

99/22 Appeals and Appeal Decisions.

- i. **DC/22/0032 27 Maple Road, Billingshurst.** The appeal was allowed on 1 September and so planning permission is granted for the side extension.

100/22 Planning Compliance Update.

- i. A complaint has been submitted to HDC alleging breach of condition in respect of damage caused by the management company's contractors to trees and shrubs at Amblehurst Green.

101/22 Any other matters for information only.

- i. The CPRE magazine “Countryside Voices” has arrived and is in the office if any Councillors would like to read it.

102/22 Date of Next Meeting: Thursday 6 October 2022 at 7.30pm (unless there is a need for a plans-only meeting).

The meeting closed at 9.05pm.

Chairman

Date