



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 2 February 2023 at 7.30pm**

Present

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

In attendance

Jo Booth, Assistant Clerk

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

13/23 Apologies for Absence.

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

14/23 Declarations of interest and notification of change to members' interests.

None.

15/23 Approval of the minutes of the Planning and Environment Committee meeting held on 12 January 2023, previously circulated. On the proposal of Cllr Dave Homer, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

16/23 Matters Arising.

- i. **Minute 09/23i** The Assistant Clerk had contacted Alex Marshall of Dunmoor Group and updated Councillors on the conversion via email on 25 January. In summary, the application for the totems has been refused, the appeal decision is still awaited, the references to The Range and a large pet store within the appeal correspondence were not absolute and there will be an application for the division of one of the large units into two smaller ones. Alex will, hopefully, attend the meeting where this application is to be discussed.

17/23 Public Session.

There were no members of the public in attendance.

18/23 Planning Applications.

- i. **DC/22/2330** Erection of a single storey side and rear extension and associated external alterations. **WOODHURST, BROOKERS ROAD, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Edna Bengier, **RESOLVED** that the Parish Council does not object to this application but asks that construction and delivery traffic be accommodated within the site and does not obstruct the highway.
- ii. **DC/22/2323** Replacement of existing windows and soil and vent pipe (Listed Building Consent). **7 STANE STREET, ADVERSANE, 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.
- iii. **DC/22/2264** Removal of door to right side of front elevation, brick up opening and finish to match existing. **31 HIGH STREET, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council does not object to this application.
- iv. **DC/23/0086** Surgery to 2x Chestnut. **15 STATION VIEW, 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.
- v. **DC/22/1533** Erection of 85 tonne and 75 tonne liquefied petroleum gas (LPG) storage tank at the site. **FOUR SEASONS FUEL, CONEYHURST ROAD, CONEYHURST, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council makes a strong objection to this application for the reasons previously given in December 2022, adding the following points for consideration:-
 - That the operator already breaches the agreed hours of operation – currently the subject of a Compliance complaint;
 - The gas cylinder storage area is too close to the A272;
 - The Environment Agency has stated that the proposed quantities of hazardous substances exceeds the Control of Major Accident Hazards lower tier threshold for liquified flammable gases.
 - Councillors feel that the proposal shows that the site has now become too small for the intended uses and this proposal is inappropriate given the close proximity to residential properties.
- vi. **DC/23/0015** Erection of a two storey side extension. **19 BIRCH DRIVE, BILLINGSHURST.** On the proposal of Cllr James Marchant, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the Parish Council does not object to this application.
- vii. **DC/22/2190** Erection of 4no detached four-bed dwellings and 4no detached single garages with access road, parking and associated landscape works. **LAND AT 509467**

125933 HILLAND ROAD, BILLINGSHURST (PARCEL H9, LAND EAST OF BILLINGSHURST). Councillors discussed the detail of the application and **RESOLVED** to submit the following comments:-

- The occupancy rate of 2.86 people for a 4 bed house seems questionable in terms of the figures given for water usage. Additionally, off-setting water by use of the houses already built will surely mean that the built houses will now have to be retrofitted to achieve this;
- Construction traffic must not be allowed to park either on the spine road or on Wooddale Lane;
- Councillors liked the eco features already included in the plans but would like to see the use of solar panels too;
- The grey water tanks appear to be very close to the house. Councillors wonder what impact this might have on future occupiers who may want to add a conservatory? Might the tanks be better placed under the driveway or garage instead?

viii. **DC/22/2273** Construction of indoor riding arena. **THE BERRIES, LORDINGS ROAD, ADVERSANE, BILLINGSHURST.** On the proposal of Cllr Dave Homer, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.

19/23 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/22/2095 & DC/22/2096	Demolition of existing rear conservatory and removal of existing flue. Erection of a two-storey side extension with associated interior and exterior alterations (Householder and Listed Building Consent) CHERRY TREE COTTAGE, STANE STREET, FIVE OAKS, BILLINGSHURST	No objection 1.12.2022	Permitted 9.1.2023
DC/22/0930	Change of use from residential annexe to use as independent dwelling MYRTLE ANNEXE, NATTS LANE, BILLINGSHURST	No objection 8.9.2022	Permitted 12.1.2023
DC/22/2357	Surgery to 1x Bay (Works to Trees in a Conservation Area) VINE COTTAGE, 55 EAST STREET, BILLINGSHURST	No objection 12.1.2023	Permitted 17.1.2023
DC/22/2114	Erection of a front porch extension, a first floor side extension over existing garage and a single storey rear extension. Revised fenestration and doors and associated alterations to dwelling 18 SILVER LANE, BILLINGSHURST	No objection 20.12.2022	Permitted 19.1.2023
DC/22/1656	Erection of a conservatory (Retrospective) 4 HILLVIEW, HIGH STREET, BILLINGSHURST	No objection 20.12.2022	Permitted 24.1.2023

DC/22/2150	Erection of 2x internally illuminated free standing totem signs BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST	Objection 12.1.2023	Refused 24.1.2023
DC/22/1800	Conversion of existing attached garage to form habitable space with associated external alterations. Installation of 5no rooflights to the main roof. Erection of a detached 3-bay garage and electronic gates to the north of the site MARRINGDEAN BARN, MARRINGDEAN ROAD, BILLINGSHURST	No objection 3.11.2022 & 12.1.2023	Permitted 26.1.2022
DC/21/2689	Removal of 2no existing agricultural buildings and erection of 1 commercial building to be used for Class B8 storage LEYSHURST FARM, WEST CHILTINGTON LANE, CONEYHURST	No objection 13.1.2022 & 16.2.2022	Permitted 30.1.2023
DC/22/2279	External alterations to north-west elevation of garage building, including addition of glazing, French doors, window and 2no rooflights. Addition of a door to the south-east elevation SHERLOCKS, OKEHURST LANE, BILLINGSHURST	No objection 12.1.2023	Permitted 31.1.2023

20/23 Appeals and Appeal Decisions.

- i. **DC/20/2607 Land at Duckmoor.** The appeal was allowed on 18 January for the development of 83 residential units on further land east of Billingshurst. The appeal decision notice is available on Public Access.

21/23 Planning Compliance Update.

- i. **EN/23/0020.** Emmetts Farm, West Chiltington Lane, Coneyhurst. Alleged creation of 2 additional dwellings/holiday lets.
- ii. **EN/23/0026.** Lee Place, Blackgate Lane, Pulborough. Alleged conversions of stable block for residential occupation, extension of stable block to the east outside the curtilage of the property and extension of garden to the east outside the curtilage of the property.

22/23 Any other matters for information only.

- i. **Water Consultation.** The draft regional plan consultation runs until 20 February and the response will be published in May. All Councillors are invited to let the Assistant Clerk have any comments that they would like to make. These will be collated into a single response.

View the consultation at : <https://wrse.uk.engagementhq.com>

23/23 **Date of Next Meeting:** There will be a plans-only meeting on **Wednesday 15 February** at **7.00pm.** The next full meeting will take place on **Thursday 2 March 2023** at 7.30pm.

The meeting closed at 8.30pm.

Chairman

Date