



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 2 March 2023 at 7.00pm**

Present

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

In attendance

Jo Booth, Assistant Clerk
Alex Marshall, Dunmoor Group
1 member of the public

30/23 Chairman's Announcements.

The Chairman advised that

1. The meeting was being streamed to the internet.
2. Councillors wishing to speak should raise their hand and speak loudly and clearly.

31/23 Apologies for Absence.

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

32/23 Declarations of interest and notification of change to members' interests.

Cllr Caroline Beresford Pratt declared a personal interest in agenda item 38/23iii as the applicant is a friend.

33/23 Approval of the minutes of the Planning and Environment Committee meeting held on 2 February 2023, previously circulated. On the proposal of Cllr Edna Benger, seconded by Cllr Caroline Beresford Pratt, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

34/23 Approval of the minutes of the Planning and Environment Committee meeting held on 15 February 2023, 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.

35/23 Matters Arising.

None.

36/23 Guest Speaker – Alex Marshall, Dunmoor Group – to give an update on the Trade and Business Park development.

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

Mr Marshall reported that work is continuing on the Costa drive-thru and should be completed by the end of the month and the unit operational in April. There are still some Reserved Matters and Discharge of Conditions planning applications to be determined by Horsham District Council (HDC). Solar panels have been installed on the Trade Park as well as on Lidl and, it is estimated, they will generate 400,000kw of electricity per year – the equivalent of 123 tonnes of coal.

The Planning Inspectorate has dismissed the appeal on DC/21/0748. Dunmoor Group will revisit the development plan for Phase 3 either once Phase 2 has been built out or when a definite lessee comes forward. The recent application for two totems (DC/22/2150) was refused by HDC at the end of January. Mr Marshall is not directly involved in this particular application but expects that the colleague dealing with the matter will bring forward a new application in the near future.

37/23 Public Session.

The Chairman invited the member of the public present to speak. He asked Mr Marshall when work would start on the business start-up units on the plot at the front of the site. Mr Marshall said that the plot is being actively marketed now and that it is hoped that appropriate businesses will be found for this prime location.

Cllr James Marchant arrived at 7.25pm.

38/23 Planning Applications.

- i. **DC/23/0140** Variation of Condition 1 of previously approved application DC/20/0448 (Approval of Reserved Matters for Unit 14 within Phase 2 of DC/18/2122) relating to relocation of roller shutter door opening, amendments to door opening positions and fenestration. Siting of building moved north and west as agreed under DC/20/1795. **BILLINGSHURST BUSINESS PARK, STANE STREET, BILLINGSHURST.** Mr Marshall explained that the application was made to regularise works carried out under permitted development rights. On the proposal of Cllr Caroline Beresford Pratt, seconded by Cllr Steve Thomas, **RESOLVED** that the Parish Council does not object to this application.

With thanks from members for attending, Mr Marshall left the meeting.

- ii. **DC/23/0172** Erection of 85 tonne and 75 tonne liquified petroleum gas (LPG) storage tank at the site. **FOUR SEASONS FUEL, CONEYHURST ROAD, CONEYHURST, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that, as this application is an intrinsic part of application DC/22/1533, the Parish Council extends its strong objection to cover this Hazardous Substance Consent. The Assistant Clerk was asked to report staff parking on the access road to HDC's Compliance team.

- iii. **DC/23/0209** Surgery to 1x Monterey Cypress, 3x Silver Birch, 1x Weeping Willow, 1x Goat Willow, and Fell 9x Ash (Works to Trees in a Conservation Area). **GRIGGS COTTAGE, STANE STREET, ADVERSANE, BILLINGSHURST.** Having declared a personal interest in this application, Cllr Caroline Beresford Pratt took no part in the discussion and abstained from voting. On the proposal of Cllr Dave Homer, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application but would ask that the applicant be encouraged to plant replacement trees if possible.
- iv. **DC/23/0203** Fell 1x Leylandii (Works to Trees in a Conservation Area). **106 HIGH STREET, BILLINGSHURST.** On the proposal of Cllr James Marchant, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application but ask that the applicant be encouraged to plant a replacement tree if possible.
- v. **DC/23/0274** Erection of a single storey side and rear extension and associated works. **3 LORDINGS COTTAGES, LORDINGS ROAD, ADVERSANE, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- vi. **DC/22/2219** Creation of a dropped kerb, vehicle crossover and hardstanding area for parking for 2no vehicles. **70 COOMBE HILL, 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 in principle provided that West Sussex County Council's Highways Department are satisfied that there is no public safety concern. Councillors were concerned that there may be risk of conflict between pedestrians and vehicles crossing the footpath.

39/23 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/22/2323	Replacement of existing windows and soil and vent pipe (Listed Building Consent) 7 STANE STREET, ADVERSANE, BILLINGSHURST	No objection 2.2.2023	Permitted 9.2.2023
DC/22/2330	Erection of a single storey side and rear extension and associated external alterations WOODHURST, BROOKERS ROAD, BILLINGSHURST	No objection 2.2.2023	Permitted 13.2.2023
DC/22/2200	Erection of a front porch and a single storey rear extension 11 BROOMFIELD DRIVE, BILLINGSHURST	No objection 12.1.2023	Permitted 20.2.2023

40/23 Appeals and Appeal Decisions.

- i. **DC/21/0748 Land South of Hilland Farm, Stane Street.** The appeal against refusal of permission for the enterprise park has been dismissed.

41/23 Planning Compliance Update.

- i. **EN/23/0089 Little Acres, Adversane Lane, Adversane.** Alleged stationing of caravans in garden of residential property.

42/23 Any other matters for information only.
None.

43/23 Date of Next Meeting: Thursday 6 April 2023 at 7.30pm (unless there is a need for a plans-only meeting).

The meeting closed at 7.50pm.

Chairman

Date