



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Tuesday 9 January 2024 at 7.00pm**

Present

Cllrs Faye Algar (from item 07/24ii), Deepak Mahal, Doug Waller (Chairman) and Sarah Wilson.

In attendance

Jo Booth, Assistant Clerk

1 member of the public (for item 07/24vi)

01/24 Chairman's Announcements.

The Chairman advised

- i. The meeting is being streamed to the internet.
- ii. Cllrs wishing to speak should raise their hand and, when invited to do so, speak loudly and clearly.

02/24 Apologies for Absence.

Apologies for absence were received from Cllrs Caroline Beresford Pratt (prior commitment) and James Marchant (prior commitment). On the proposal of Cllr Sarah Wilson, seconded by Cllr Deepak Mahal, **RESOLVED** that the apologies and the reasons given be accepted.

03/24 Declarations of interest and notification of change to members' interests.

Cllr Faye Algar declared a personal interest in item 07/24vii as she is the applicant.

04/24 Approval of the minutes of the Planning and Environment Committee meeting held on 7 December 2023, previously circulated. On the proposal of Cllr Doug Waller, seconded by Cllr Deepak Mahal, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

05/24 Clerk's Report.

None.

06/24 Public Session.

There were no members of the public in attendance at this stage of the meeting.

07/24 Planning Applications.

- i. **DC/23/2201 & DC/23/2202** Erection of oak framed carport (Householder and Listed Building Consent). **HAMMONDS, EAST STREET, BILLINGSHURST.** On the

proposal of Cllr Sarah Wilson, seconded by Cllr Deepak Mahal, **RESOLVED** that the Parish Council does not object to this application.

Cllr Faye Algar joined the meeting.

- ii. **DC/23/2175** Variation of Condition 1 of previously approved application DC/21/1638 (Erection of a side extension and reconfiguration to the existing commercial/manufacturing premises) to allow the proposed extension to step back, the omission of rooflights, clerestory windows and reduction in width of roller shutter door. **UNITS A AND D, DAUX ROAD, BILLINGSHURST.** On the proposal of Cllr Deepak Mahal, seconded by Cllr Sarah Wilson, **RESOLVED** that the Parish Council does not object to this application.
- iii. **DC/23/2228** Erection of a single storey rear extension and conversion of an existing outbuilding into a home office. **HIGH SEAT BARN, HIGH STREET, BILLINGSHURST.** On the proposal of Cllr Doug Waller, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council submits a split decision on this application. Whilst members had no objection to the extension element of the proposal, they wish to object to the conversion of the outbuilding.

At present the garage has a lean-to which, it is proposed, will be demolished and made into a more permanent structure on the garage building. The doors will be removed and a solid wall will, therefore, be in plain view which will be out of keeping with the property and its location within the Conservation Area.

Councillors also questioned the claim that resolving unconfirmed leaks will negate the issue of water neutrality for the proposed kitchenette and cloakroom.

- iv. **DC/23/2268** Variation of Condition 1 of previously approved application DC/22/2246 (Demolition of existing rear extension and erection of a part two-storey, part single storey rear and side extension (Householder Application)) Rearrangement to internal spaces and shelter with a porch structure. **THE OLD COTTAGE, ANDREWS HILL, BILLINGSHURST.** On the proposal of Cllr Faye Algar, seconded by Cllr Deepak Mahal, **RESOLVED** that the Parish Council does not object to this application.
- v. **DC/23/2251** Creation of driveway and associated dropped kerb. **12 GROOMSLAND DRIVE, BILLINGSHURST.** On the proposal of Cllr Deepak Mahal, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.

A member of the public arrived.

- vi. **DC/23/2306** Fell 1x Oak Tree. **LAND ON THE NORTH SIDE OF WILLOW DRIVE, BILLINGSHURST.** On the proposal of Cllr Sarah Wilson, seconded by Cllr Deepak Mahal, **RESOLVED** that the Parish Council strongly objects to this application.

The oak tree in question is not the nearest one to the building and Councillors question how it has been earmarked as the "culprit". Removal of this tree could well lead to

further problems given the reduction in the take-up of water in the location. Additionally, if removal of this tree does not resolve the structural problems within the rear extension to the property, will there be a further application to fell the other oak tree?

Although it is clear that the insurance company has commissioned professional bodies to carry out some investigations, it is clear that not all the options in the reports have been followed up. There were no roots in the soil samples taken and no investigation into potential drainage issues has been carried out underneath the internal floor.

It has been suggested that the problem lies within the build quality of the extension itself and the Parish Council would prefer to see that investigated before losing a mature tree which offers much to the street scene in the area.

In summary, it is felt that this application does not offer an exhaustive case for felling a tree - the supporting documentation is inconclusive and, therefore, further investigation and information is needed, particularly as the submitted reports are over two years old.

- vii. **DC/23/2227** Proposed rear extension and installation of rear rooflights. **HONEYPOTS, ADVERSANE LANE, ADVERSANE, BILLINGSHURST**. As the applicant is a Parish Councillor and, therefore, known to all members, it was agreed that the Parish Council declines to comment on this application.

08/24 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/23/1868	Erection of first floor side extension. New roof to existing side extension and amended fenestration. Erection of new front and rear porch 82 BROOMFIELD DRIVE, BILLINGSHURST	No objection 2.11.2023	Permitted 4.12.2023
DC/23/1919	Erection of a two storey rear extension with associated changes to roof and fenestration 2 CENTURION CLOSE, BILLINGSHURST	Permitted before comments could be made	Permitted 7.12.2023
DC/22/2350	Erection of private stables, a storage barn, horse walker and sandschool LITTLE FARM STUDIO, WEST CHILTINGTON LAND, CONEYHURST	No objection – comments on access, water neutrality and solar panels 15.2.2023	Permitted 8.12.2023
DC/12/1922 & 1923	Installation of new flagstone paving to be laid over 2no. existing concrete slabs to front garden to fully match the finish of the existing external seating area THE SIX BELLS, 76 HIGH STREET, BILLINGSHURST	No objection 7.12.2023	Permitted 12.12.2023

Horsham District Council Planning Decisions, continued

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/23/1174	Earthworks and soft landscaping to create raised landscaped bunds at the site boundaries LAND SOUTH OF HILLAND FARM, HILLAND ROAD, BILLINGSHURST	No objection 6.7.2023	Permitted 13.12.2023
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	No objection – comments made 2.2.2023	Refused 14.12.2023
DC/23/2005	Surgery to 1x Lime 1 EASTON CRESCENT, BILLINGSHURST	No objection 7.12.2023	Permitted 19.12.2023
DC/23/1438	Installation of 24no. ground-mounted solar panels ROWFOLD GRANGE COTTAGE, CONEYHURST ROAD, BILLINGSHURST	No objection 14.9.2023	Permitted 28.12.2023

09/24 Appeals and Appeal Decisions.

- i. **DC/22/0309 Leverance Barn, Marles Lane.** The appeal was dismissed on 11 December 2023.
- ii. **DC/22/2165 Wellers Bungalow, Marringdean Road.** An appeal has been lodged and validated. A “start letter” will be issued once the case has been assigned to a specific Planning Inspector.

10/24 Planning Compliance Update.

- i. **EN/23/0550 Leverance Barn, Marles Lane.** Retention of dwelling following dismissal of appeal.
- ii. **EN/23/0556 6 Larks View.** Alleged use of cycleway for parking of cars.

11/24 Attendance at Horsham District Council’s Planning Committee South meeting on 23 January 2024 at 5.30pm. Cllr Faye Algar will attend if required. *(Post meeting note: the Maple Road application is not on the agenda for this meeting. Cllr Algar has volunteered to attend whenever required so this item will be removed from forthcoming agendas).*

12/24 Date of Next Meeting: Tuesday 6 February 2024 at 7.00pm.

The meeting closed at 7.35pm.

Chairman

Date