



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Tuesday 16 July 2024 at 7.00pm**

Present

Cllrs David Hingamp, Kate Rowbottom, Steve Thomas and Doug Waller (Chairman).

In attendance

Jo Booth, Assistant Clerk
Alex Marshall, Dunmoore Group
Algy Stanley, Dunmoore Group
David McFarlane, SP Broadway
2 members of the public

84/24 Chairman's Announcements.

The Chairman advised

- i. The meeting was being streamed to the internet.
- ii. Cllrs wishing to speak should raise their hand and, when invited to do so, speak loudly and clearly.
- iii. Mobile 'phones should either be switched off or silenced.
- iv. The Chairman welcomed Cllr David Hingamp to the Committee.

85/24 Apologies for Absence.

Apologies for absence for an approved reason were received from Cllrs Faye Algar and James Marchant. On the proposal of Cllr Doug Waller, seconded by Cllr Steve Thomas, **RESOLVED** that the apologies and the reasons given be accepted.

86/24 Declarations of interest and notification of change to members' interests.

None.

87/24 Approval of the minutes of the Planning and Environment Committee meeting held on 4 June 2024, previously circulated. On the proposal of Cllr Kate Rowbottom, seconded by Cllr Doug Waller, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

88/24 Approval of the minutes of the Extraordinary Planning and Environment Committee meeting held on 25 June 2024, previously circulated. On the proposal of Cllr Kate Rowbottom, seconded by Cllr Steve Thomas, **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

89/24 Clerk's Report.

No report this month.

90/24 Guest Speakers – Alex Marshall, Dunmoore Group, and David McFarlane, SP Broadway, to give an update on developments at the Business and Trade Park.

The Chairman welcomed Alex and David to the meeting and invited them to give their update. He also raised questions received from Councillors not present which Alex addressed as part of the update.

Alex reported that:-

- **Roundabout.** The new roundabout at the junction of New Road has been formally adopted by West Sussex County Council. Any issues will now be dealt with them – including the dead trees.
- **Planting.** All planting at the Costa unit has now been completed but there are 2 or 3 dead trees in the area which are to be replaced, along with additional tree planting in the PFS area. Dead trees on the boundary with Stane Street have now been replaced and the new ones look as though they are taking well.
- **Outstanding landscaping.** The wood cladding to the Costa building has still to be done.
- **Pedestrian access.** Cllr Doug Waller showed Alex a photograph of an area within the landscaping where people have made their own access route. Alex will look into the possibility of making a permanent access with a hard surface.
- **Heras Fencing.** Cllrs James Marchant and Sandy Duck had both raised the issue of the Heras fencing and asked when it might be removed. Alex agreed that post and rail fencing could be used instead and he will look into arranging that.
- **High Voltage Electricity Line – Pylon Works.** The pylon within the site is due to be inspected in September and any works identified will be carried out in 2025. Alex will update the Committee in due course.
- **Solar Energy.** The Park is generating much of its own electricity and it is hoped that this will increase to 50% in the near future.
- **Marketing.** Alex reported that the market is relatively buoyant. Funding has been an issue for developers, however, and is likely to lead to a reduction in speculative developments of units before they are actually let. Water neutrality has been one reason for the slow down. Phase 2 will be water neutral – a water treatment plant is being built on the site. Three units are under offer – one to The Range (Plot 18), one to a Horsham-based vehicle import company and the third to a Horsham sports club. These lettings will mean that new or amended planning applications will be submitted. An application for change of use class amendment is currently being considered by Horsham District Council (HDC). There are legal issues involved and Dunmoore are working with HDC to understand and resolve them.

91/24 Public Session.

Deepak Mahal had prepared several questions which Alex Marshall had agreed to respond to – some of these questions had been covered as part of the update. Additional points raised included the one food store restriction in the Lidl legal title which prevents any food retailer of 5,000 sq ft or more from coming to the Park. (This is ¼ of the size of Lidl). Dunmoore Group do not know if The Range will have an Iceland within is as they are only delivering the shell of the unit. If there is to be an Iceland in-store, it can only be

a maximum of 25% of the total sales area. Dunmoore Group is taking legal advice on the restriction as it may create a monopoly. M&S were in discussion at the same time as Lidl but were not competitive enough.

Mr Mahal queried the intent with the change of use application DC/23/1263. Alex Marshall explained that this application was for a Certificate of Lawful Development and was submitted in order to look again at Use Class E. A lack of tests applied in the consideration of the application by HDC means that Dunmoore Group has a different interpretation which, they say, is backed up by appeal decisions and a High Court judgement.

Mr Mahal, referring to the market overview report from October 2018, asked what had happened to the stated demand. Alex Marshall replied that the demand for units within the Business Park had changed for commercial reasons. He added that Dunmoore Group has invested £14m in the Park, has worked hard to overcome issues like water neutrality and it has taken nearly 2 years to resolve some issues.

Mr Mahal exceeded his time allowance and repeatedly asked questions of Alex Marshall. Despite several polite requests from the Chairman to desist, Mr Mahal continued, and the Chairman took the decision to exclude members of the public who were duly asked to leave the meeting.

The meeting was adjourned at 7.38 until 7.40pm to allow members of the public to leave.

On resumption of the meeting, the Chairman thanked Alex Marshall for his candour, patience and tolerance and invited Councillors to ask any questions which had arisen as a result of the update and public session.

Cllr David Hingamp asked about the next phase of development and Alex Marshall referring to the updated plan (appended to these minutes) said that it will be units 18 to 32.

Cllr Doug Waller asked what was happening with regard to Plot 1 since McDonalds had withdrawn their interest. Alex Marshall replied that, at present, Dunmoore Group is looking for an appropriate business for this, the most prominent plot on the site.

Cllr Doug Waller thanked Alex Marshall and David McFarlane for attending and for the update and said that he looked forward to seeing them again when the next planning applications come forward for the Parish Council's consideration.

92/24 Planning Applications.

- i. **DC/24/0478** Erection of a single storey rear extension. **22 NEWMAN WAY, BILLINGSHURST.** On the proposal of Cllr Steve Thomas, seconded by Cllr David Hingamp, **RESOLVED** that the Parish Council does not object to this application.

- ii. **DC/24/0951** Replacement of existing garage building to reduce footprint, change of roof pitch, and alter external materials. **HOLE FARM, NEWBRIDGE, BILLINGSHURST**. On the proposal of Cllr Steve Thomas, seconded by Cllr Kate Rowbottom, **RESOLVED** that the Parish Council does not object to this application.
- iii. **DC/24/0907 & DC/24/0908** Conversion of barns and Old Stable Cottage to form a single dwelling (Household and Listed Building Consent). **SOUTH HOUSE FARM, MARRINGDEAN ROAD, BILLINGSHURST**. On the proposal of Cllr David Hingamp, seconded by Cllr Doug Waller, **RESOLVED** that the Parish Council does not object to this application.
- iv. **DC/24/0899** Erection of a bike shed/store in the front garden. **17 CEDARS CLOSE, BILLINGSHURST**. On the proposal of Cllr Doug Waller, seconded by Cllr Steve Thomas, **RESOLVED** that the Parish Council does not object to this application.

93/24 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/22/1458	Demolition of the existing building and erection of 3 No storage units (Use Class B8), incorporating vehicular access, landscaping and on-site parking provision DENVER STORAGE, OKEHURST LANE, BILLINGSHURST	No objection 8.9.2022 & 26.7.2023	Permitted 5.6.2024
DC/24/0579	Replacement of existing conservatory with a new conservatory to the rear of the property 25 CRANHAM AVENUE, BILLINGSHURST	No objection 7.5.2024	Permitted 10.6.2024
DC/24/0636	Surgery 1x Acer Negundo (Boxelder Maple), 1x Prunus avium (Cherry), 1x Prunus species unknown (Cherry), 1x Eucalyptus, 1x Fraxinus excelsior (Ash), and Leylandii hedge (Works to Trees in a Conservation Area) HIGH SEAT HOUSE, HIGH STREET, BILLINGSHURST	No objection 7.5.2024	Permitted 10.6.2024
DC/24/0276	Surgery to 1 x Group of 100 Poplars MULBERRY HOUSE, MARRINGDEAN ROAD, BILLINGSHURST	No objection 7.5.2024	Permitted 12.6.2024
DC/24/0478	Partial garage conversion into habitable space 6 BECKS WAY, BILLINGSHURST	No objection 4.6.2024	Permitted 18.6.2024
DC/24/0315	Erection of first floor extensions to existing single storey East and West elevations THE GRANARY, TEDFOLD STUD, ROWNER ROAD, BILLINGSHURST	No objection 26.3.2024	Permitted 18.6.2024
DC/24/0529	Erection of an outbuilding at land adjacent to Yew Tree Cottage YEW TREE COTTAGE, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST	No objection 7.5.2024	Permitted 26.6.2024

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/24/0605	Erection of a single storey rear extension 15 WOODLANDS WAY, BILLINGSHURST	No objection 7.5.2024	Permitted 26.6.2024
DC/23/1892	Variation of condition 1 of previously approved application reference DC/19/0295. To increase size of building for the provision of additional display space. Two car park spaces revised to electric charging spaces LAND OFF PLATTS ROUNDABOUT, NEWBRIDGE ROAD, BILLINGSHURST	No objection 2.11.2023	Permitted 27.6.2024
DC/24/0683	Installation of 3x non-illuminated Fascia signs, 1x non-illuminated other sign, 13x internally illuminated Fascia signs and 3x internally illuminated other signs (Forecourt Building Signs, Refuelling Canopy Signs, Petrol Price Identification totem sign, Multi-brand Totem Sign) PLATTS ROUNDABOUT, A272, BILLINGSHURST	No objection 4.6.2024	Permitted 28.6.2024
DC/24/0531	Fell 1 x Horse Chestnut 61 CLEVE WAY, BILLINGSHURST	No objection 7.5.2024	Permitted 28.6.2024

94/24 Appeals and Appeal Decisions.

None.

95/24 Planning Compliance Update.

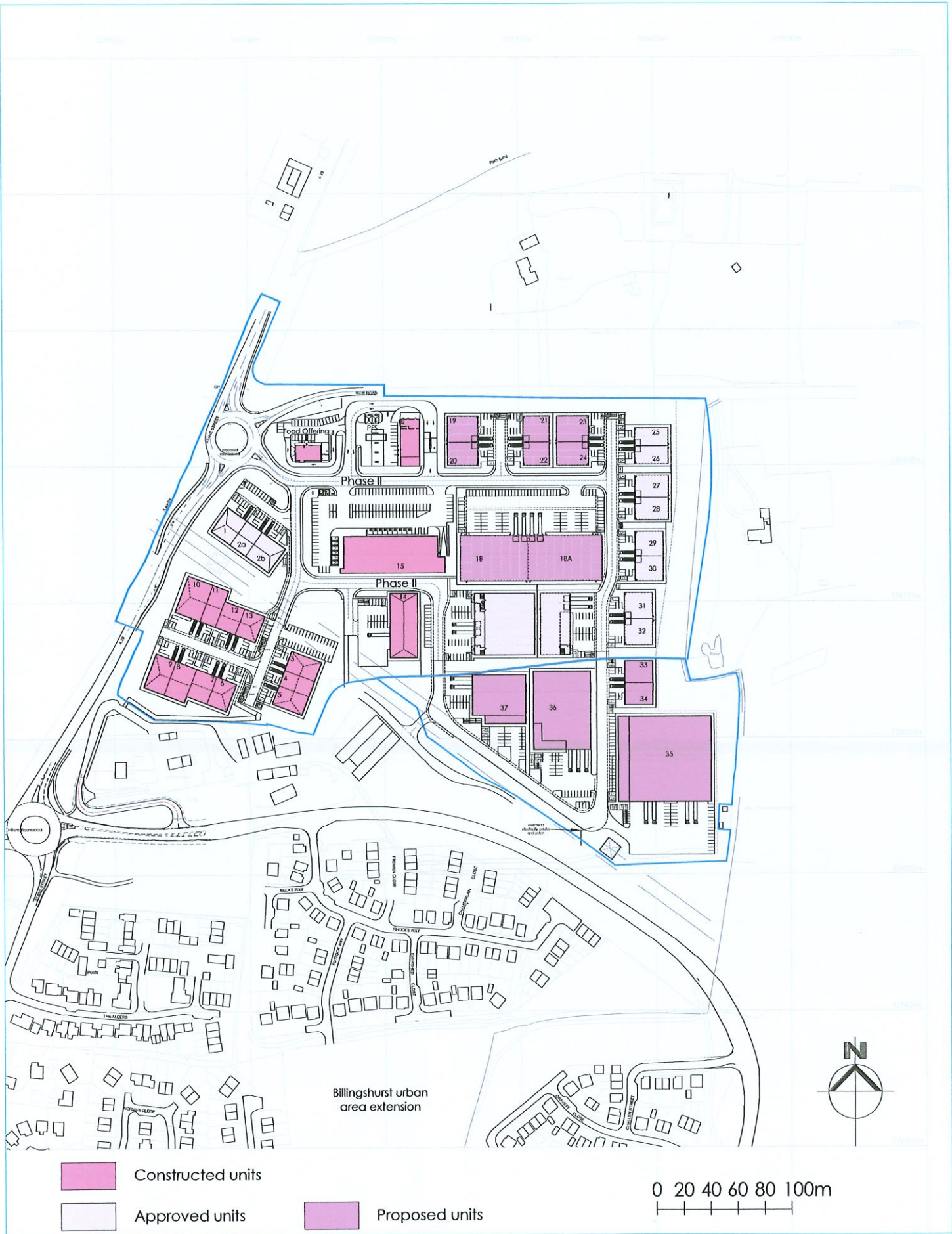
- i. **EN/24/0217 Billingshurst Centre, Roman Way.** Alleged display of a flag without planning permission. (This report was made specifically in relation to the flying of the D-Day 80th Anniversary flag).
- ii. **EN/24/0261 Saffron, 55 Station Road, Billingshurst.** Alleged display of illuminated signage without permission.
- iii. **EN/24/0262 Pizza Planet, 55A Station Road, Billingshurst.** Alleged display of illuminated signage without permission.

96/24 Date of Next Meeting: Tuesday 6 August 2024 at 7.00pm.

The meeting closed at 7.50pm.

Chairman

Date



Notes:
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Job Title Project in Billingshurst for
 Dunmoore Property
 Drg Title Plot 18
 Location plan

Date 4-2024
 Scale 1:2500 (A3)
 Job No D-101-TP
 Drg No RM8-LP-01-A