



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Tuesday 25 June 2024 at 7.00pm**

Present

Cllrs Faye Algar, James Marchant (in the Chair), Kate Rowbottom.

In attendance

Jo Booth, Assistant Clerk

1 member of the public

78/24 Chairman's Announcements.

The Chairman advised

- i. The meeting was not being streamed to the internet due to technical issues.
- 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.

79/24 Apologies for Absence.

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

80/24 Declarations of interest and notification of change to members' interests.

Cllr Faye Algar declared a personal interest in item 82/24i as the applicant is a neighbour.

81/24 Public Session.

Mandy Parke spoke as a near neighbour of the proposed development site and drew Councillors' attention to issues including water, sewage and traffic. She had found that there were inaccuracies in some of the supporting documentation and also within some of the responses from statutory consultees.

82/24 Planning Applications.

- i. **DC/24/0684** Full application for a proposed nine pitch settled gypsy accommodation site (part retrospective). **JACKMANS FARM, ADVERSANE LANE, ADVERSANE.** Having declared an interest, Cllr Faye Algar left the room and took no part in either the discussion or the vote.
The Chairman explained that there is an extensive planning enforcement history attached to this property. Horsham District Council (HDC) were on the point of taking legal action to remove the caravans when the owner was sentenced to a custodial term in prison. As a result of this, the enforcement cases were dropped. On the proposal of Cllr Kate Rowbottom, seconded by Cllr James Marchant, **RECOMMEND** (due to being inquorate) that the Parish Council objects to this application for the following reasons:-

- **Policy 23.** The site fails to meet the requirements of Policy 23 of the HDPF. It is a speculative application on an unallocated site;
- **Prematurity.** The application is premature coming in advance of the examination of the Draft Local Plan which has allocations for a significant number of pitches throughout the Horsham District;
- **Water Neutrality.** It is wholly unacceptable that the application has not been submitted with a Water Neutrality Statement and that the agent has suggested that this be a condition of planning permission;
- **Flood Risk.** The site is in flood zone 1 and is not at risk of flooding from rivers or the sea but, as it is larger than 1 hectare, a flood risk assessment should be carried out. According to the Flood Map for Planning Service, there is a risk from surface water flooding at this site. A drainage ditch within the site has been filled in and this will certainly contribute to surface water drainage issues;
- **Drainage and Waste Disposal.** There are no mains sewers in the locality for this site to connect to. Already neighbours are experiencing ditches running with sewage which creates a serious risk to health – both of those residents on the site and the neighbouring residents;
- **Highway Issues and Sustainability of Location.** The Parish Council is aware that, although the road is subject to a 50mph speed limit, traffic frequently exceeds this. There is no safe pedestrian or cycle path in the locality and this will lead to reliance on motor vehicles for residents of the site to access services and facilities;
- **Urbanising Effect/Overdevelopment.** The scale and layout represent an urbanising form of development which will be detrimental to the rural character of the location. The number of pitches proposed will result in a significant intensification and increase in the level of activity on the site and will lead to noise and light pollution in the open countryside;
- **Proximity to Existing Gypsy and Traveller Accommodation Sites.** Billingshurst is already well served in terms of accommodation site for gypsies and travellers. Sites include the West Sussex County Council-run Adversane Caravan Park, and Kingfisher Farm and Greenfield Farm (just out of the Parish boundary). It also remains to be seen where new allocations will be situated when the Draft Local Plan is approved and adopted;
- **Compliance with Planning Policy for Traveller Sites (PPTS).** Parish Councillors are aware that this national policy sets out the approach that Local Authorities must take when considering applications of this nature. The DCLG Planning Policy for Traveller Sites is clear that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective. This proposal should be weighed against recommendations in these policy documents, as well as the Designing Gypsy and Traveller Sites Good Practice Guide;
- **Contamination of Land.** The land is known to be contaminated and should be investigated fully. Environmental Health have already flagged concerns about the potential for contamination of the proposed underground water harvesting tanks. A pre-commencement condition, as proposed, should not be acceptable.

In accordance with the Statement of Community Involvement (Sept 2020), the Parish Council would like this application to be determined by members of Planning Committee (South) should the Officer's recommendation be to grant planning permission.

Councillor Faye Algar returned.

- ii. **DC/24/0853 & DC/24/0855** Installation of solar panels on the roof, in valley gutter. **HAMMONDS, EAST STREET, BILLINGSHURST.** On the proposal of Cllr Faye Algar, seconded by Cllr Kate Rowbottom, **RESOLVED** that the Parish Council does not object to this application.
- iii. **DC/24/0795** Removal of Condition 2 of previously approved application DC/13/0698 relating to the occupancy restriction. **CHANTRY FARM, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST.** This application has been withdrawn.
- iv. **DC/24/0845** Variation of condition 2 of previously approved application reference DC/13/0698 (Replace mobile home with permanent dwelling for agricultural worker) occupational condition to be amended to include equestrian occupiers. **CHANTRY FARM, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST.** On the proposal of Cllr Faye Algar, seconded by Cllr James Marchant, **RESOLVED** that the Parish Council does not object to this application.
- v. **DC/24/0805** Reserved Matters application pursuant to Condition 2 DC/22/0518 and Discharge Details in relation to Conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20. **LAND SOUTH OF PLATTS ROUNDABOUT, NEWBRIDGE ROAD, BILLINGSHURST.** On the proposal of Cllr Kate Rowbottom, seconded by Cllr Faye Algar, **RESOLVED** that the Parish Council does not object to this application.
- vi. **DC/24/0892** Surgery to x3 Ash (Works to Trees in a Conservation Area). **KINGS ARMS HOTEL, 80 HIGH STREET, BILLINGSHURST.** On the proposal of Cllr Faye Algar, seconded by Cllr Kate Rowbottom, **RESOLVED** that the Parish Council does not object to this application.
- vii. **DC/24/0862** Erection of 1 No dwelling (in the alternative to permission granted under DC/22/0435 – Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1 No dwellinghouse). **SOUTH HOUSE FARM, MARRINGDEAN ROAD, BILLINGSHURST.** On the proposal of Cllr Faye Algar, seconded by Cllr Kate Rowbottom, **RESOLVED** that the Parish Council does not object to this application.

83/24 Date of Next Meeting: Tuesday 16 July 2024 at 7.00pm.

The meeting closed at 7.18pm.

Chairman

Date