



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Tuesday 7 January 2025 at 7.00 p.m.**

Present

Councillors Doug Waller (Chairman), Faye Algar, Jeremy Harris, David Hingamp, James Marchant and Anna Rhodes.

In attendance

Sarah Linfield, Locum Planning Clerk
One member of the public

1/25 Chairman's Announcements.

The Chairman reminded members that -

- i. The meeting was being streamed to the internet.
- ii. Councillors 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.

2/25 Apologies for Absence.

An apology for an approved reason was received from Cllr Kate Rowbottom. On the proposal of Cllr Doug Waller, seconded by Cllr James Marchant, **RESOLVED** that the apology and the reason given be accepted.

3/25 Declarations of interest and notification of change to members' interests.

Refer minute 10/25, Cllr J Harris's declaration in respect of compliance case EN/24/0472.

4/25 Approval of the minutes of the Planning and Environment Committee meeting held on 3 December, previously circulated.

On the proposal of Cllr Doug Waller, seconded by Cllr David Hingamp **RESOLVED** that the minutes be accepted and signed as a correct record accordingly.

5/25 Clerk's Report

Nothing to report.

6/25 Public Session

No comments received in relation to agenda items.

7/25 Planning Applications

DC/24/1847	Removal of the existing external oil-fired boiler and replace with an air source heat hump. Removal of first floor bathroom and addition of first floor toilet. (Listed Building Consent). THE OLD COTTAGE ANDREWS HILL BILLINGSHURST WEST SUSSEX RH14 9JS	RESOLVED: NO OBJECTION Proposed by Cllr J Marchant Seconded by Cllr D Waller
DC/24/1899	Erection of a single storey rear and side extension, erection of a garage, provision of a vehicular driveway	RESOLVED: NO OBJECTION

	and relocation of outbuildings. FRENNELS STANE STREET ADVERSANE WEST SUSSEX RH14 9JJ	Proposed by Cllr J Marchant Seconded by Cllr F Algar
DC/24/1851	Installation of 3x illuminated fascia signs and 1x illuminated totem. STANE COURT STANE STREET BILLINGSHURST WEST SUSSEX RH14 9HP Decision Rationale - The size and design for a non-consumer facing business is out of character with the building and its location and adverse impact on the environment including light pollution.	RESOLVED: STRONG OBJECTION Proposed by Cllr D Waller Seconded by Cllr A Rhodes
DC/24/1962	Conversion and alteration of existing stable block building to create a dwelling. Creation of parking, gardens and landscaping with use of access to West Chiltington Lane KETTLESBRIDGE FARM WEST CHILTINGTON LANE CONEYHURST WEST SUSSEX RH14 9DN	RESOLVED: NO OBJECTION Proposed by Cllr D Waller Seconded by Cllr J Marchant
DC/24/1964	Surgery to 1x Oak 66 ARUN ROAD BILLINGSHURST WEST SUSSEX RH14 9NB	RESOLVED: NO OBJECTION Proposed by Cllr D Waller Seconded by Cllr F Algar
1. S106/24/0020 2. S106/24/0021 3. S106/24/0022	Modification to S106 Agreement made pursuant of reference to amend clauses and insert new clauses in reference to the affordable housing provisions. 1. UNIT 14 HUFFWOOD TRADING ESTATE BROOKERS ROAD BILLINGSHURST WEST SUSSEX RH14 9UR (BL/64/01). 2. 1 PLATTS MEADOW BILLINGSHURST WEST SUSSEX RH14 9HX (BL/47/97). 3. 1 BRIDGEWATER CLOSE BILLINGSHURST WEST SUSSEX RH14 9EQ (BL/91/97). Decision Rationale - Specialist planning advice is required to negotiate such agreements and any variations to ensure the necessary legal protections, with the Parish Council reliant on HDC as the planning authority to undertake this.	RESOLVED: Reliance placed on HDC to assess the legalities of the proposal. Proposed by Cllr D Waller Seconded by Cllr D Hingamp
CA/25/0002	Fell 2x Apple (Works to Trees in a Conservation Area) HAMMONDS EAST STREET BILLINGSHURST WEST SUSSEX Decision Rationale - The application lacked clarity, specifically with regards tree No.2, referred to as an apple tree although this was	RESOLVED: OBJECTION Proposed by Cllr D Hingamp Seconded by Cllr F Algar

	unclear from the photo provided. Members had no objection in principle to the removal of the smaller apple tree if it was no longer producing fruit, with re-planting in substitution, but overall believed the application was flawed, which prevented an informed decision.	
--	---	--

8/25 Horsham District Council Decisions

Members noted the outcomes, including specific details of Plan Number DC/24/1649 where the decision of Horsham District Council, as the planning authority, differed to the Parish Council's representation, and of the rationale for its approval.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/24/1555	Removal of existing plasterboard covering original fireplace in the master bedroom and installation of an original Victorian Iron Fire Surround and cover the existing hearth with ceramic tiles. (Listed Building Consent). 102 HIGH STREET BILLINGSHURST WEST SUSSEX RH14 9QS	No objection 7.11.24	Permitted 2.12.24
DC/24/1376	Surgery to 1x Oak. 46 LUXFORD WAY BILLINGSHURST WEST SUSSEX RH14 9PA	No objection 1.10.24	Permitted 4.12.24
DC/24/1632	Surgery to 1x Oak (Works to Trees in a Conservation Area). 17 ROSEHILL BILLINGSHURST WEST SUSSEX RH.14 9QN	No objection 11.11.24	Permitted 10.12.24
DC/24/1649	Fell 1x Oak. LAND EAST OF 1 WILLOW DRIVE BILLINGSHURST WEST SUSSEX	Objection 12.11.24	Permitted 18.12.24
DC/24/0887	Outline Application for redevelopment of the site to provide up to 117 private and affordable dwellings and parking together with an access from New Road, new landscaping and open space, an ecological and woodland park together with associated works, with all matters reserved except access. HILLAND HOUSE NEW ROAD BILLINGSHURST WEST SUSSEX RH14 9AA	Objection 4.7.24	Refused 19.12.24
DC/24/0749	Outline Application for redevelopment of the site to provide up to 125 dwellings, ancillary parking new landscaping and open space, an ecological and woodland park together with associated works and landscaping with all matters reserved	Objection 24.6.24	Refused 19.12.24

	except access. HILLAND HOUSE NEW ROAD BILLINGSHURST WEST SUSSEX RH14 9AA		
--	--	--	--

9/25 Appeals and Appeal Decisions.

The Parish Council's continued objection re DC/22/0697 (Planning and Environment Committee Meeting minutes dated 9.6.22, minute 61/22 and 1.10.24, minute 125/24 refer) will be re-stated to the Planning Inspectorate when a case reference is allocated, by unanimous agreement.

New Appeals Lodged		
1. DC/22/0697	Erection of steel barn to store machinery. WOODCROFT OKEHURST LANE BILLINGSHURST WEST SUSSEX RH14 9HR Parish Council's objection 10.6.22 (Design - Highway Access and Parking - Overdevelopment - Trees and Landscaping) was maintained 2.10.24.	Appeal Reason Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
2. DC/24/0726	Variation of conditions HILLAND FARM HILLAND ROAD BILLINGSHURST WEST SUSSEX RH14 9HN Parish Council had raised no objection 5.6.24.	Appeal Reason Refusal of variation of conditions.
Appeal Decision		
3. DC/23/0263	Refusal to give approval required under Regulation 75, application made under Regulation 77 of the Habitats Regulations in respect of the Prior Approval development. TISSERAND FARM, STANE STREET, BILLINGSHURST RH14 9AE Parish Council had made no representation.	Appeal Decision APP/Z3825/W/23/3330305 Outcome: Dismissed 9.12.24 Award of Costs: Refused

10/25 Planning Compliance Update.

At the discretion of the Chairman the order of cases was reversed, members noted the following.

EN/24/0484	LIDL FOODSTORE BILLINGSHURST BUSINESS PARK STANE STREET BILLINGSHURST WEST SUSSEX RH14 9LZ	Alleged: Breach of DC/22/0390 Condition 4: Illumination of signage only permitted during trading hours	Received 23.12.24
-------------------	---	---	----------------------

Councillor Jeremy Harris declared a prejudicial interest in the following case as a Director of Four Seasons Fuel Ltd and left the meeting room.

EN/24/0472	FOUR SEASONS FUEL CONEYHURST ROAD CONEYHURST BILLINGSHURST WEST SUSSEX RH14 9DG	Alleged: Engineering operations taking place without planning permission, extension of site to the south.	Received 10.12.24
------------	--	---	----------------------

11/25 Date of Next Meeting: Tuesday 4 February 2025 at 7.00pm (unless there is a need for a plans-only meeting).

The meeting closed at 7:47 pm.

Chairman

Date