



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre,
Thursday 10 January 2019 at 7.30pm**

Present

Cllrs D Homer (Chairman), G Commins, P Leaney, J Perks and Mrs S Wilson.

In attendance

J Booth, Assistant Clerk

Cllr Mrs L Wilding

4 members of the public

001/19 **Apologies for Absence** Apologies were received from Cllr Miss S Kingston (prior commitment), A Pearson (prior commitment) and B Spicer (prior commitment).

002/19 **Declarations of Interest and notification of change to members' interests**
Cllr Perks declared a prejudicial interest in item 006/18 vii as he is an employee of West Sussex County Council and may be involved in commenting on the proposal relating to a public bridleway.

003/19 **Approval of the minutes of the Planning and Environment Committee meeting held on 6 December 2018, previously circulated, to confirm and sign the minutes as a correct record** The draft minutes of the meeting held on 6 December 2018, having previously been circulated, were taken as read. On the proposal of Cllr Commins, seconded by Cllr Mrs Wilson, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

004/19 **Matters Arising**

i. Minute 188/18ii. Barbara Childs' PA has confirmed that she will be attending the Committee meeting on 7 March.

005/19 **Public Session** There were no members of the public who wished to speak at this time.

006/19 **Planning Applications**

With the agreement of those present, the following two applications were brought forward.

i. **DC/18/2616** Erection of 2 No. 2-storey detached dwellings. **LAND OFF LITTLE EAST STREET, BILLINGSHURST.** Councillor Homer invited members of the public to speak. On the proposal of Cllr Commins, seconded by Cllr Perks, **RESOLVED** that the Parish Council strongly objects to this application for the following reasons:-

- A previous application for 4 dwellings on this site was reduced to the 3 properties which were permitted on 21 June 2018. In the Planning Officer's Committee Report of 19 June 2018, the explanation for this decrease is given as "*this was considered to result in a more appropriate form and quantum of development for this site, taking account of the adjacent development and the Conservation Area.*" This situation remains the case and the current proposal is simply overdevelopment of the site;
- There is inadequate visitor parking provision which will inevitably lead to on-street parking on Little East Street. This will result in congestion for road users and could have safety consequences for pedestrians. Should Horsham District Council (HDC) approve this application, it should be incumbent upon the owner to improve Little East Street to adoptable West Sussex County Council standards;
- Further development will lead to increased water run-off into the already overloaded water course and will increase the potential for flooding off-site. The watercourse (a ditch) into which most of the attenuated surface water will run is inadequate. Attenuated surface water will be disposed of down the Bowling Alley from some of the 475 houses as well as the 45 granted permission on the upper allotment area and these proposed new dwellings will be adjacent to the area that floods now. The ditch was cleared with an Operation Watershed grant two years ago but little has been done since. The recent development work on the upper allotment site caused top soil to wash into the ditch behind the houses in Rosehill after heavy rain. The ditch flows to the rear of Bakers Meadow (a small development of five houses) and from there behind the retail outlets in the High Street which have experienced regular flooding from this watercourse;
- It is considered that the design of the buildings, whilst it might respect the new adjacent development, is out of keeping with the existing properties on Little East Street which are chalet and Sussex-style buildings;
- In seeking to provide separation between the proposed dwellings, plot 3 has moved unacceptably closer to the neighbouring property "Thistledown";
- Matters of lighting and access as part of the initial approval have yet to be resolved and it is important that HDC does not lose sight of these;
- Many of the background documents given in support of the application have not been updated to reflect the current proposal, i.e. the number of holding tanks has not been increased and would put additional strain on the watercourse;
- A construction management plan has still not been submitted for this application. Access to Little East Street (a road limited by its width and worse when cars are parked opposite the existing homes) and Rosehill is already very bad and will be worsened both by construction traffic and then by the increased vehicle movements to serve the new dwellings.

It was also agreed that the application should be "called in" in order to be heard at Committee rather than delegated level.

- ii. **DC/18/2658** Creation of an additional storage yard and associated access road. **MCVEIGH PARKER AND CO LTD, STANE STREET, ADVERSANE, BILLINGSHURST.** Cllr Homer invited the applicant's agent to speak. On the proposal of Cllr Perks, seconded by Cllr Commins, **RESOLVED** that the Parish

Council does not object to this application but would ask that the hardstanding be constructed from a permeable material.

- iii. **DC/18/2554** Erection of a detached two-storey dwelling. **LAND REAR OF 8 STATION ROAD, BILLINGSHURST.** On the proposal of Cllr Perks, seconded by Cllr Homer, **RESOLVED** that the Parish Council does not object to this application.
 - iv. **DC/18/2579** Erection of a two-storey side and single storey rear extension. **2 COOMBE HILL, BILLINGSHURST.** On the proposal of Cllr Perks, seconded by Cllr Leaney, **RESOLVED** that the Parish Council, whilst being sympathetic to the desire to extend the property, objects to this application. Members felt that, although there are no concerns about the rear single storey extension, the southwest aspect might give the appearance of narrowing Mill Lane and could potentially diminish views of St Mary's Church from Mill Way due to the height and massing.
 - v. **DC/18/2127** Erection of a single storey rear extension. **23 GROOMSLAND DRIVE, BILLINGSHURST.** On the proposal of Cllr Commins, seconded by Cllr Mrs Wilson, **RESOLVED** that the Parish Council does not object to this application.
 - vi. **DC/18/2581** Erection of a two-storey attached dwelling with associated car parking. **RUSSETS, WEST STREET, BILLINGSHURST.** On the proposal of Cllr Homer, seconded by Cllr Commins, **RESOLVED** that the Parish Council does not object to this application but would like to suggest that should the application be approved, it should be done so on condition that building materials are to be stored within the property boundary but not on the driveway. This would ensure that the turning circle and the parking spaces can be used at all times.
 - vii. **DC/18/2179** Erection of a detached two-storey car barn (Amended Plan). **ASPEN PLACE, OKEHURST LANE, BILLINGSHURST.** Having declared an interest in this application, Cllr Perks left the room. On the proposal of Cllr Commins, seconded by Cllr Mrs Wilson, **RESOLVED** that the Parish Council does not object to this application.
- Cllr Perks returned.
- viii. **DC/18/2545** Fell 1 x Oak and surgery to 1 x tree. **66 BROOMFIELD DRIVE, BILLINGSHURST.** On the proposal of Cllr Homer, seconded by Cllr Mrs Wilson, **RESOLVED** that the Parish Council objects to this application. Members felt that a written statement regarding the cavity should have been submitted as stipulated in section 8 of the application form.
 - ix. **DC/18/2512** Erection of a single storey rear extension. **8 FREEMANS CLOSE, BILLINGSHURST.** On the proposal of Cllr Commins, seconded by Cllr Mrs Wilson, **RESOLVED** that the Parish Council does not object to this application.
 - x. **DC/18/2675** Erection of an array of solar pv panels on an existing agricultural building. **STREELE FARM, LORDINGS ROAD, BILLINGSHURST.** On the

proposal of Cllr Perks, seconded by Cllr Homer, **RESOLVED** that the Parish Council does not object to this application.

- xi. **DC/18/2686** Application to confirm the use as a single dwelling house began more than four years before the date of this application. **ANNEXE, LITTLE WOODHOUSE, NEW ROAD, BILLINGSHURST.** Councillors were unable to confirm or refute the details of this Certificate of Lawful Development application.
- xii. **DC/18/2722** Demolition of existing buildings and erection of two dwellings with detached double carports. **TISSERAND FARM, STANE STREET, BILLINGSHURST.** On the proposal of Cllr Perks, seconded by Cllr Homer, **RESOLVED** that the Parish Council objects to this application due to its remote location from day to day services, the provision of market housing in this location, not linked to a rural use, would be contrary to Policy 26 of the HDPF (2015). Councillors also considered that there was inadequate parking provision, not enough space for the refuse vehicle to turn on site and various inconsistencies within the application documents. These include stating “unknown” on the application form in regard to foul sewage disposal and mentioning the use of pv panels in the D&A but not showing them on the drawings.
- xiii. **DC/18/2713** Surgery to 1 x Ash. **WESTCOTT, WEST STREET, BILLINGSHURST.** On the proposal of Cllr Commins, seconded by Cllr Homer, **RESOLVED** that the Parish Council does not object to this application.
- xiv. **DC/18/2735** Change of use from agricultural to open storage. **ROSIER COMMERCIAL CENTRE, CONEYHURST ROAD, BILLINGSHURST.** On the proposal of Cllr Perks, seconded by Cllr Mrs Wilson, **RESOLVED** that the Parish Council does not object to this application.
- xv. **DC/18/2706** Reserved matters application for the development comprising the demolition of existing building and structures and redevelopment to provide up to 475 residential dwellings, land to accommodate a new primary school and land to accommodate an extension to existing doctors surgery, land for a new dentist’s surgery and creche (falling within Class D1), with associated access and play space. Such development to include provision of strategic landscape provision of new vehicular, cycle and pedestrian access routes, ancillary engineering and other operations following approval of outline application DC/13/0735, relating to parcel H1 with regards to layout, scale, appearance and landscaping. **PARCEL H1, LAND NORTH AND SOUTH OF A272, EAST STREET, BILLINGSHURST.** On the proposal of Cllr Perks, seconded by Cllr Commins, **RESOLVED** that the Parish Council objects to this application. It was noted that, along with the gain in housing in application DC/18/2693, there will be an additional 14 dwellings but that none of them will be affordable stock. Councillors felt that the materials proposed were unimaginative and that the design is not reflective of Billingshurst. A “statement” building at the entrance would be more appropriate – as used at the Hilland end of the new development. This area is the first thing that visitors to the village will see and it lacks imagination. It was noted that there are 2 car parking spaces per

dwelling but the garages are not large enough for modern vehicles. The use of pv panels would make these dwellings more sustainable. Drainage remains a concern as, given the slope of the land and the capacity of the existing storm drain, water could effectively overshoot and end up in the High Street.

- xvi. **DC/18/2693** Reserved matters application for the development comprising the demolition of existing building and structures and redevelopment to provide up to 475 residential dwellings, land to accommodate a new primary school and land to accommodate an extension to existing doctors’ surgery, land for a new dentist’s surgery and creche (falling within Class D1), with associated access and play space. Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, ancillary engineering and other operations following approval of outline application DC/13/0735, relating to parcel H2 with regards to layout, scale, appearance and landscaping. **PARCEL H2, LAND NORTH AND SOUTH OF A272, EAST STREET, BILLINGSHURST.** On the proposal of Cllr Commins, seconded by Cllr Perks, **RESOLVED** that the Parish Council strongly objects to this application. There is an existing problem with drainage in The Alders where the ditch has been flattened to allow access to the GP surgery leading to flooding of the social housing within that development. Drainage for the whole area needs urgent attention. Development in this location was not previously planned and this application, should it be allowed, will diminish the masterplan as approved. This area was always supposed to have been undeveloped in order to maintain a wildlife corridor. If the application is to be allowed, then access into The Alders should be a feature of the plan to introduce connectivity. As with DC/18/2706, drainage and the potential impact on properties within The Alders remains a serious concern and no further development of this area should be allowed until the whole drainage system has been thoroughly examined.

007/19 **Attendance at the Planning Committee (South) meeting at Horsham District Council on Tuesday 15 February 2019** Cllr Homer can be available if required. Cllr Spicer has expressed an interest in attending this meeting.

008/19 **Horsham District Council Planning Decisions – November and December 2018**

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/18/1807	Erection of a single storey rear extension and two storey side extension 25 BROOMFIELD DRIVE, BILLINGSHURST	No objection September 2018	Permitted 11.12.2018
DC/18/1881	Erection of a single storey side extension, repositioning of existing fence and erection of a second storey and side extension to existing garage which will have an electric vehicle charging point and solar panels on the roof HAWTHORN HOUSE, BERRALL WAY, BILLINGSHURST	No objection (house) strong objection (garage) Sept & Dec 2018	Permitted 12.12.2018

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/18/2335	Erection of a first floor extension with two dormer windows THE COACH HOUSE, MARRINGDEAN ROAD, BILLINGSHURST	No objection November 2018	Permitted 12.12.2018
DC/18/2216	Erection of a single storey domestic stable block for 4 horses with wash and tack room and hay/tractor store SOUTH LODGE, NEW ROAD, BILLINGSHURST	No objection November 2018	Permitted 13.12.2018
DC/18/2054	Erection of a single storey front extension LITTLE ROWFOLD, CONEYHURST ROAD, BILLINGSHURST	No objection October 2018	Permitted 14.12.2018
DC/18/2398	Surgery 1 x Yew, 1 x Cypress Hedge (Work to Trees in a Conservation Area) 25 EAST STREET, BILLINGSHURST	No objection December 2018	Permitted 17.12.2018
DC/18/2253	Surgery to 1 x Oak 5 THE WILLOWS, BILLINGSHURST	No objection November 2018	Permitted 21.12.2018
DC/18/2308	Surgery 1 x Turkey Oak STREET RECORD, WOOD CROFT, BILLINGSHURST	No objection November 2018	Permitted 21.12.2018
DC/18/2192	Conversion of garage into habitable living space, erection of a single storey rear extension and additional car park space added to front of dwelling THE GATEHOUSE, 1 HOLDERS CLOSE, BILLINGSHURST	Objected November 2018	Permitted 21.12.2018
DC/18/2351	Erection of a single storey side extension BILLINGSHURST SCOUT HALL, LOWER STATION ROAD, BILLINGSHURST	Supported November 2018	Permitted 27.12.2018
DC/18/2502	Surgery 1 x Oak LITTLE EAST STREET, BILLINGSHURST	Strong objection December 2018	Permitted 28.12.2018
DC/18/2415	Outline planning application for the erection of a dwelling with all matters reserved BOROUGH FARM, STANE STREET, FIVE OAKS, BILLINGSHURST	No objection December 2018	Refused 2.1.2019
DC/18/2399	Conversion of existing barn to dwelling with associated parking and erection of a front porch LEYSHURST FARM, WEST CHILTINGTON LANE, CONEYHURST, BILLINGSHURST	No objection November 2018	Refused 3.1.2019
DC/18/2090	Erection of a 2 storey dwelling to the east of No 7, incorporating ground floor rear extensions to Nos 7 and 8, and a rear and first floor extension to No 7, roof lights and solar panels 7 CHESTNUT ROAD, BILLINGSHURST	No objection October 2018	Permitted 4.1.2019
DC/18/2445	Surgery to 1 x Lime 1 EASTON CRESCENT, BILLINGSHURST	No objection December 2018	Permitted 4.1.2019

- 009/19 **Street naming – consider road names for Land Parcels H3a, H3b, H4, H6 and H7 – Land East of Billingshurst** Following discussion, it was agreed that the suggestions below be submitted to HDC:-

Parcels H3A and H3B

Pink - Lines View
 Orange - Upton Way
 Green (link road) - Woodhouse Close

Parcel H4

Blue - Challen Street
 Yellow - Gravett Close
 Dark Yellow - Muggeridge Road

Parcels H6 and H7

Green - Garman Way
 Orange - Dadswell Drive

All names have been taken from the list compiled by the Billingshurst Local History Society and developers will be asked to install commemorative signage as already used for Underwood Road.

- 010/19 **To consider the response from the Planning Obligations Officer in respect of the CIL suggestions made for the Rowan Drive Garages planning application (DC/18/0018)** Due to time constraints, this item was deferred and will be considered at the meeting to be held on Thursday 7 February 2018.

- 011/19 **Appeals and Appeal Decisions** None.

- 012/19 **Any other matters for information only**

i. The updated s106 reports have been circulated to members.

- 013/19 **Date of Next Meeting:** Thursday 7 February 2019 at 7.30pm

The meeting closed at 9.40pm.

Chairman

Date