



**Minutes of the Meeting of the Planning and Environment Committee  
held at the Billingshurst Centre,  
on Thursday 7 February 2019 at 7.30pm**

**Present**

Cllrs D Homer (Chairman), G Commins, Miss S Kingston, P Leaney, A Pearson and J Perks.

**In attendance**

J Booth, Assistant Clerk

**014/19** **Apologies for Absence** Apologies for absence were received from Cllr Spicer (prior commitment) and Cllr Mrs Wilson (prior commitment). On the proposal of Cllr Homer, seconded by Cllr Perks, **RESOLVED** that these apologies and the reasons given be approved.

**015/19** **Declarations of Interest and notification of changes to members' interests.**  
There were no declarations of interest or notification of changes to members' interests.

**016/19** **Approval of the Minutes of the Planning and Environment Committee held on 10 January 2019, previously circulated, to confirm and sign the minutes as a correct record.** The draft minutes of the meeting held on 10 January 2019, having previously been circulated, were taken as read. On the proposal of Cllr Commins, seconded by Cllr Perks, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

**017/19** **Matters arising, for information only.**

- i. Street Naming – Little Gillmans Cottage, Marringdean Road. Andy Flack at HDC has contacted the developer with regard to their rejection of the proposed name “Little Gillmans”. He reports that the developer does not like the word “little” as it does not associate itself with the type of properties they are building. The development will be named “Stanley Mews” which was an alternative suggested by this Committee.
- ii. Street naming – land Parcel H4, Land East of Billingshurst. Andy Flack has confirmed that the developers have accepted the suggestions of Challen Street, Gravett Close and Muggeridge Road.

**018/19** **Public Session** There were no members of the public present.

**019/19** **Planning Applications**

- i. **DC/18/2666** Erection of a two storey side extension with single storey infill to the main dwelling, installation of a dormer on first floor and conversion of stables into

- habitable living space. **GULDENHURST STUD, LORDINGS ROAD, BILLINGSHURST.** On the proposal of Cllr Commins, seconded by Cllr Miss Kingston, **RESOLVED** that the Parish Council does not object to this application.
- ii. **DC/19/0015** Fell 1 x Oak. **MAPLE ROAD, BILLINGSHURST.** On the proposal of Cllr Perks, seconded by Cllr Miss Kingston, **RESOLVED** that the Parish Council does not object to this application and is very happy to see that a replacement tree will be planted later this year.
- iii. **DC/19/0087** Erection of two detached cottage dwellings. **41 HIGH STREET, BILLINGSHURST.** On the proposal of Cllr Miss Kingston, seconded by Cllr Perks, **RESOLVED** that the Parish Council strongly objects to this application for the following reasons:-
- The gate which currently allows access for the maintenance of the watercourse will be blocked off. The watercourse is already prone to flooding and the shops in front of the proposed development have suffered the consequences;
  - The proposal is overdevelopment of the site;
  - The description of the proposed buildings as “cottages” is misleading – there is room in the roof and it appears that these dwellings will be higher than the Bakers Meadow properties although the drawings suggest that they are no higher. Councillors are concerned about the height, scale and massing of the proposed buildings;
  - Lack of visitor parking. Highways have noted that there is insufficient parking and have suggested that on-street parking may take any overspill. There is no on-street parking availability on the High Street;
  - The Design and Access Statement states that opinion has been sought from neighbours and the Parish Council. No such opinion has in fact been sought from the Parish Council. The agent has been asked for clarification but none has been forthcoming.
- iii. **DC/19/0017** Variation of conditions 6 and 7 of previously approved application number DC/16/1419 (Erection of 14 dwellings following demolition of existing dwelling) relating to conditions 6 and 7 to be amended to read “pre-occupation” as opposed to “pre-commencement”. **LITTLE GILLMANS COTTAGE, MARRINGDEAN ROAD, BILLINGSHURST.** On the proposal of Cllr Miss Kingston, seconded by Cllr Perks, **RESOLVED** that the Parish Council strongly objects to this application for the following reasons:-
- The conditions on access being available pre-commencement will enable contractor vehicles to exit Marringdean Road swiftly. The speed and volume of traffic means that site capacity is needed to allow vehicles to leave the road as soon as possible. Councillors felt that there should be no delay in the developer adhering to the conditions of approval granted and that there are special conditions which necessitate them being pre-commencement –

namely for road safety concerns on a busy, fast-moving main road into Billingshurst.

- iv. **DC/19/0114** Change of use of building from a financial institution A2 to Osteopath and Complementary Health Centre D1. Addition of a new window on the North-facing elevation and new door to the East-facing elevation. **57 HIGH STREET, BILLINGSHURST**. On the proposal of Cllr Miss Kingston, seconded by Cllr Perks, **RESOLVED** that the Parish Council does not object to this application.
- v. **DC/19/0151** Erection of a two storey side extension. **WHITE HOUSE COTTAGE, COOLHAM ROAD, CONEYHURST, BILLINGSHURST**. On the proposal of Cllr Commins, seconded by Cllr Homer, **RESOLVED** that the Parish Council does not object to this application.

**020/19** **Attendance at the Development Control Meeting at Horsham District Council on Tuesday 19 March 2018.** Cllr Homer can be available if required.

**021/19** **Horsham District Council Planning Decisions.**

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
<b>DC/18/2242</b>	Erection of illuminated and non-illuminated signs to exterior elevations <b>KINGS ARMS HOTEL, 80 HIGH STREET, BILLINGSHURST</b>	Supported November 2018	Permitted 17.1.2019
<b>DC/18/2281</b>	Erection of illuminated and non-illuminated signs to the exterior of the building (Listed Building Consent) <b>KINGS ARMS HOTEL, 80 HIGH STREET, BILLINGSHURST</b>	No objection November 2018	Permitted 17.1.2019
<b>DC/18/2484</b>	Installation of front dormer and roof lights to facilitate a loft conversion <b>70 BERRALL WAY, BILLINGSHURST</b>	No objection December 2018	Permitted 16.1.2019
<b>DC/18/2706</b>	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 <b>PARCEL H1, LAND NORTH AND SOUTH OF A272 EAST STREET, BILLINGSHURST</b>	Objection January 2019	Withdrawn 21.1.2019

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/18/2469	Demolition of an existing side and rear extension and erection of a two storey side extension, with a single storey extension to the rear <b>LITTLE ORCHARD, MARRINGDEAN ROAD, BILLINGSHURST</b>	No objection December 2018	Permitted 25.1.2019
DC/19/2554	Erection of a detached two storey dwelling <b>LAND REAR OF 8 STATION ROAD, BILLINGSHURST</b>	No objection January 2019	Permitted 29.1.2019
DC/18/2523	Erection of a two storey side extension <b>142 FORGE WAY, BILLINGSHURST</b>	No objection December 2018	Permitted 30.1.2019
DC/18/2127	Demolition of existing outbuildings and erection of a single storey rear extension <b>23 GROOMSLAND DRIVE, BILLINGSHURST</b>	No objection January 2019	Permitted 1.2.2019
DC/18/2713	Surgery to 1 x Ash <b>WESTCOTT, WEST STREET, BILLINGSHURST</b>	No objection January 2019	Permitted 1.2.2019
DC/18/2545	Fell 1 x Oak and Surgery to 1 x Tree <b>66 BROOMFIELD DRIVE, BILLINGSHURST</b>	Objected January 2019	Permitted 1.2.2019
DC/18/2581	Erection of a two storey attached dwelling with associated car parking <b>RUSSETTS, WEST STREET, BILLINGSHURST</b>	No objection January 2019	Permitted 4.1.2019
DC/18/2430	Erection of a single storey side extension <b>1 HONEYSUCKLE DRIVE, BILLINGSHURST</b>	No objection December 2018	Permitted 6.2.2019

**022/19** To consider the response from the Planning Obligations Officer in respect of the CIL suggestions made for the Rowan Drive Garages application (DC/18/0018). (Item deferred from meeting on 10 January 2019). On the proposal of Cllr Commins, seconded by Cllr Homer, **RESOLVED** that Cllr Perks and the Assistant Clerk work together to prepare an appropriate response. Items to include are the priority order for the previously suggested items and that the Parish Council would expect the costs of design and delivery to be included within the sums available.

Cllr Pearson left the meeting.

**023/19** To consider a response to Chichester College's decision to cease mechanical training courses at Brinsbury Campus and transfer existing students to Crawley or Chichester. Cllr Commins explained that he had requested this agenda item as it was his belief that the development of Brinsbury Fields was allowed because of the collaboration between the College and Harwoods Group. He explained that approximately 30 students, currently half way through their mechanics course, will now have to travel to other campuses to complete their courses and that no future mechanics courses will be held at Brinsbury Campus. It was stated at HDC's Planning Committee (South) on 17 October 2017 that the economic benefits and

educational links of allowing planning permission at Brinsbury Fields outweighed planning concerns. This applied equally to the planning permission which was granted for the development of three car showrooms and offices, vehicle workshops, etc. for the Harwoods Group. The premise was, it appeared, to strengthen links to education and the provision of apprenticeship opportunities for students of Chichester College.

Councillors agreed that the cessation of these courses will have a huge impact in the local area. It was **RESOLVED** that Cllr Commins and the Assistant Clerk work together and write to Chichester College with copies to HDC, Jerney Quinn, MP, District Councillors and the surrounding Parish Councils whose residents may also be affected.

**024/19**    **Any Other Matters.**

- i.        Letters have been sent to local residents by J Devine Civil Engineering regarding planned highway works on the A272, East Street. Works are expected to last for 26 weeks.
- ii.        DevComms recently contacted all Parish Councillors and a large number of residents with regard to the progression of proposed development on land at the Platts roundabout. (The notification that the application has been validated was received post-meeting).
- ii.        Barbara Childs, Director of Place, HDC is coming to the next meeting on 7 March. The Assistant Clerk will circulate the list of questions/points to raise in order that Councillors can add any additional items.

**025/19**    **Date of Next Meeting:** There will be a plans-only meeting on Wednesday 20 February at 7.00pm (prior to the Property Committee meeting at 7.30pm). The next full Planning Committee meeting will be held on **Thursday 7 March 2019** at 7.30pm.

The meeting closed at 9.15pm.

**Chairman**

**Date**