



**Minutes of the Extraordinary Meeting of the Planning and Environment Committee
held at the Billingshurst Centre,
on Thursday 25 April 2019 at 7.30pm**

Present

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

In attendance

J Booth, Assistant Clerk

050/19 Apologies for Absence Apologies for absence were received from Cllr Miss Kingston (unwell) and Cllr Spicer (prior commitment). On the proposal of Cllr Homer, seconded by Cllr Mrs Wilson, **RESOLVED** that these apologies and the reasons given be approved.

051/19 Declarations of Interest and notification of changes to members' interests.
There were no declarations of interest or notifications of changes to members' interests.

052/19 Approval of the minutes of the Planning and Environment Committee meeting held on 11 April 2019 previously circulated, to confirm and sign the minutes as a correct record and to ratify the decisions taken in Minute 048/19. The draft minutes of the meeting held on 11 April 2019, having previously been circulated, were taken as read. On the proposal of Cllr Perks, seconded by Cllr Commins, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.

053/19 Public Session There were no members of the public present.

054/19 Planning Applications

i. **DC/19/0746** Erection of a single storey rear extension. **34 BROOMFIELD DRIVE, BILLINGSHURST.** On the proposal of Cllr Perks, seconded by Cllr Leaney, **RESOLVED** that the Parish Council does not object to this application.

ii. **DC/19/0782** Erection of a two storey detached dwelling with associated access. **41 HIGH STREET, BILLINGSHURST.** On the proposal of Cllr Commins, seconded by Cllr Perks, **RESOLVED** that the Parish Council maintains its strong objection to this application for the following reasons:-

- **Highway Access.** As parking is allowed on the approach road, access for other vehicles, particularly the refuse collection truck, will be impossible. This could cause congestion on the High Street and potentially be a risk for pedestrians crossing the access road opening. There is no construction management plan to

suggest how contractor/delivery vehicles will be accommodated on-site during any development works;

- **Flood Risk.** The current gate which allows access from Bakers Meadow properties to the ditch is to be removed. It will, as a consequence, be impossible for residents in Bakers Meadow to fulfil their duties as riparian owners in maintaining a clear watercourse. 3rd party access is essential in this location. The application form states that the area is not at risk of flooding. There is evidence, including photographs, to the contrary. Flooding has previously occurred in Rosehill and the High Street from this watercourse;
- **Consultation.** Once again, it is stated that the opinion of the Parish Council has been sought. This is not true.

iii. **DC/19/0698** Temporary planning permission (three years) for stationing and timber cladding of shipping containers to provide temporary office, storage, staff facilities and toilets. **THE MILKYWAY, VALEWOOD LANE, BARNS GREEN.** On the proposal of Cllr Perks, seconded by Cllr Leaney, **RESOLVED** that the Parish Council strongly objects to this application for the following reasons:-

- The application appears to be another which has been submitted as a result of an enforcement enquiry. The number of applications from this site of this nature suggest a complete disregard of planning regulation and should be discouraged;
- The siting of the containers is poorly considered given the extent of the land available as it is already having a negative impact on neighbouring residents in terms of light intrusion and increased vehicle movements;
- If the application is allowed, the containers will, in time, be removed but the car park will remain in perpetuity. This land will be blighted forever which is poor for the local environment;
- Given the proximity of Public Rights of Way, has the opinion of West Sussex County Council's Access Ranger been sought? If the containers are visible from these PROWs then they will have a wider, negative impact. Councillors are concerned that this development is having, and will continue to have, an unacceptable impact on the surrounding landscape;
- It is noted that Economic Development are keen to support the application however, Councillors feel that the nature of business conducted from these containers lends itself to any location so cannot understand why it is considered acceptable in a rural, isolated and previously unspoiled one;
- The application fails NPPF 84 as it is not sensitive to its surroundings, does have an impact on local roads and cannot be made more sustainable;
- The application fails HDPF Policy 10 as it does not maintain the quality and character of the area, nor does it substantially improve the environment.

iv. **DC/19/0735** Erection of a two storey side extension and single storey rear extension. **7 CAFFYNS RISE, BILLINGSHURST.** On the proposal of Cllr Commins, seconded by Cllr Homer, **RESOLVED** that the Parish Council does not object to this application subject to the concerns of the neighbours being appropriately addressed.

- v. **DC/19/0686** Erection of a single storey rear extension. **36 BROOMFIELD DRIVE, BILLINGSHURST**. On the proposal of Cllr Perks, seconded by Cllr Mrs Wilson, **RESOLVED** that the Parish Council does not object to this application.
- vi. **DC/18/1761** Demolition of existing building and redevelopment of the site to provide 1 x retail/commercial unit, 6 x dwellings (comprising 5 x 2-bed houses and 1 x 2-bed flat), parking and revised access road. **BARCLAYS BANK LTD, 84 HIGH STREET, BILLINGSHURST**. On the proposal of Cllr Homer, seconded by Cllr Pearson, **RESOLVED** that the Parish Council maintains its objection to this application for the following reasons:-
- **Overdevelopment.** The proposal is for cramped housing provision in this small, land-locked site. A reduction in the number of units would be preferable;
 - **Flood risk.** There is no flood risk mitigation within the application. The application raises concerns over surface water and drainage in an area which has flooded in the past. The build-over of the barrel drain is a particular concern and it is noted that the neighbouring development at Laura's Garden avoids the drain completely;
 - **Parking.** The Parking Calculator on Public Access runs to 2665 pages and cannot, therefore, be used as evidence. The new, smaller parking bays proposed to provide more unallocated parking will not alleviate the parking problem experienced by all High Street properties;
 - **Transport.** The bus service information within the Transport Statement is misleading – there is no bus service at all in the evening and none on Sundays. Two routes operate on only 2 days per week and have only one service per day.
 - **Lighting.** The originally proposed lighting columns at the rear of the site have been removed from the block plan (290-101) but are shown on the other plans. Lighting is not mentioned in the Design and Access statement so it is unclear what the intention is;
 - **Refuse Collection/Bin Storage.** It was noted that the bin collections issue has been addressed through the provision of a bin collection area. However, if the residents with gardens choose to have a green waste bin too, there will not be sufficient space either within the collection area or in the individual bin stores for a third wheelie bin.
- Councillors noted that it is clear that an effort has been made to address neighbour concerns. They were pleased that the balconies have been removed and a retail unit has been included. The street scene is more in keeping with the location of the development within the Conservation Area.
- vii. **DC/19/0628** Installation of 3 x rooflights to front elevation and enlarged dormer to rear elevation. **31 EAST STREET, BILLINGSHURST**. On the proposal of Cllr Perks, seconded by Cllr Mrs Wilson, **RESOLVED** that the Parish Council does not object to this application.

viii. **DC/19/0839** Erection of 16 residential dwellings with associated access, landscaping, parking and other related works. **PART OF PARCEL H7, LAND EAST OF BILLINGSHURST NORTH OF A272, EAST STREET, BILLINGSHURST.** On the proposal of Cllr Perks, seconded by Cllr Mrs Wilson, **RESOLVED** that the Parish Council submits the following observations and comments for consideration:-

- The Planning Statement says that there will be 39 car parking spaces but the drawings show 37;
- Do the plans take into account the increased size of the new refuse trucks?
- With the increase in the number of dwellings from 10 to 16, should the affordable contribution be increased? Will this development still be compliant in meeting the affordable housing allocation?
- As unit 20 has its car parking to the south of the plot, it would be a good idea to have a path from the parking area to the house;
- With regard to soft landscaping, it is disappointing to see that there are only 3 trees proposed – can this number be increased?
- Can a road table be introduced to encourage reduced vehicle speeds as in Parcel H6?
- The Parish Council would like the footpath to link to the existing one north of the plot. This will encourage residents to walk which they are unlikely to do if they have to use the footway adjacent to the spine road.

055/19 **Any Other Matters**

i. Glen Chipp, CEO, Horsham District Council has replied to the letter regarding the proposed changes to HDC's Planning Committees. In a further email, Mr Chipp has advised that the outcome of the deliberations is:-

- That the two Committees will remain;
- Mandatory planning training for District Councillors was approved;
- Parish and Neighbourhood Councils will have 5 minute speaking slots;
- 8 public objectors remains, but sound planning reasons will be required;
- District Councillors can opt out of Planning Committees on an annual basis;
- The changes will be reviewed in 12 months to see if they are working.

The Assistant Clerk will write again to say thank you.

ii. The CPRE magazines "Fieldwork" and Countryside Voice" have arrived.

iii. Cllr Homer said that, as this was the last meeting of the current Council term, he would like to thank all Committee members and the Assistant Clerk for their contributions. Members thanked Cllr Homer for his chairmanship of the Committee.

056/19 **Date of Next Meeting:** The next meeting will be on **Thursday 16 May 2019** at 7.30pm.

The meeting closed at 8.50pm.

Chairman

Date