



**Minutes of the Meeting of the Planning and Environment Committee
held at the Billingshurst Centre
on Thursday 5 March 2020 at 7.30pm**

Present

Cllrs Dave Homer (Chairman), Graeme Acraman, Edna Benger, Garry Commins, Sue Kingston, Jon Perks and Sarah Wilson.

In attendance

J Booth, Assistant Clerk

- 042/20** **Apologies for Absence.** An apology was not received from Cllr Sue Rogers, contrary to Standing Order 1u.
- 043/20** **Declarations of interest and notification of change to members' interests.**
There were no declarations of interest or notification of change to members interests.
- 044/20** **Approval of the minutes of the Planning and Environment Committee meeting held on 6 February 2020, previously circulated, to confirm and sign the minutes as a correct record.** On the proposal of Cllr Garry Commins, seconded by Cllr Sue Kingston, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.
- 045/20** **Approval of the minutes of the Planning and Environment Committee meeting held on 20 February 2020, previously circulated, to confirm and sign the minutes as a correct record.** On the proposal of Cllr Garry Commins, seconded by Cllr Sue Kingston, **RESOLVED** that these minutes be accepted and signed as a correct record accordingly.
- 046/20** **Matters Arising.**
- i. Tisserand Piggeries – prior approval has been granted for demolition of a number of buildings within the site (DC/20/0043). Prior approval has also been granted for the change of use of agricultural buildings to 4 dwelling houses (DC/20/0034). The Assistant Clerk will contact Emma Parks, Head of Planning at Horsham District Council (HDC) and ask how these approvals can be given when two previous planning applications found that the site was unsustainable.
 - ii. **Minute 039/20ii** The Assistant Clerk contacted HDC to ask for further clarification on the allocated versus unallocated question of parking on the proposed site. The Planning Officer has confirmed that the spaces themselves are not allocated to individual properties but are only for the use of residents of the proposed new homes.

The Assistant Clerk will contact HDC to ask that the disabled parking bay be allocated and ensure that it is wider to allow easy access.

- iii. **Minute 038/20** The Assistant Clerk contacted Strategic Planning and asked if an electronic copy of the Local Plan Review comments form could be made available for those who cannot/choose not to comment online. Strategic Planning replied saying that individual residents could ask for a paper form and gave a hyperlink to the online form. It was agreed that the Assistant Clerk will follow this up with Catherine Howe, Head of Strategic Planning at HDC. Members felt that this could be viewed as being discriminatory and is also inconsistent as a Parish Councillor was sent multiple copies for a group with which he is involved.

047/20 Public Session.

There were no members of the public present.

048/20 Planning Applications.

- i. **DC/20/0291** Various Works to Trees on the Western, Eastern, Northern and Southern Boundary. **LAND EAST OF DAUX AVENUE, BILLINGSHURST.** On the proposal of Cllr Garry Commins, seconded by Cllr Sue Kingston, **RESOLVED** that the Parish Council does not object to essential tree works being carried out but does object to the proposed hedge works. Objectors have already pointed out that it is nesting season and that the hedgerow was to be retained in order to provide a screen from the new development. Additionally, before works commence, an application should be made to West Sussex County Council for a footpath closure in order to protect footpath users from potential danger when tree felling/hedgerow works are carried out. Should this application be allowed, it would be an opportunity to clear the footpath to a minimum 2 metres width where possible.
- ii. **DC/20/0329** Fell 1 x Purple Leaf Plum Tree (Works to Trees in a Conservation Area). **ST MARYS CHURCH, EAST STREET, BILLINGSHURST.** This item is for information only as it is a Parish Council application.
- iii. **DC/20/0341** Erection of first floor extension over existing garage and alteration of porch to front elevation. **16 ROWAN DRIVE, BILLINGSHURST.** On the proposal of Cllr Jon Perks, seconded by Cllr Garry Commins, **RESOLVED** that the Parish Council objects to this application as, due to its height and massing, the proposal will contravene Appendix 1 of the Design Statement for Billingshurst which states that views of the church from locations around the village are “worthy of protection by preventing new buildings obscuring the line of sight to the church spire wherever possible”.

049/20 Attendance at the Planning Committee (South) meeting at Horsham District Council on Tuesday 21 April 2020. Cllr Dave Homer can be available if required.

050/20 Horsham District Council Planning Decisions.

PLAN NO	DESCRIPTION	PARISH COUNCIL RESPONSE	HDC DECISION
DC/19/2253	Demolition of existing two storey granary building and erection of a single storey building to be used for holiday let accommodation. Conversion of existing cow shed into holiday let accommodation COOMBLANDS FARM, WEST CHILTINGTON LANE, BILLINGSHURST	Objected December 2019	Withdrawn 7.2.2020
DC/19/2560	Demolition of existing 3-bay garage and erection of a double garage GENTIAN, WEST CHILTINGTON LANE, CONEYHURST	No objection January 2020	Permitted 25.2.2020
DC/19/2587	Demolition of existing conservatory and rear store. Erection of a single storey side extension with a pitched roof 30 DAUX AVENUE, BILLINGSHURST	No objection January 2020	Permitted 25.2.2020
DC/19/1947	Variation of condition 1 to previously approved application DC/18/2090 (Erection of a two-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) Relating to fenestration changes including repositioning of windows/rooflights and additional windows to side elevation at ground floor level, and alterations to internal layout 7 AND 8 CHESTNUT ROAD, BILLINGSHURST	No objection October 2019 & February 2020	Permitted 28.2.2020
DC/20/0007	Surgery to 83 x Poplars MULBERRY HOUSE, MARRINGDEAN ROAD, BILLINGSHURST	No objection January 2020	Permitted 2.3.2020

051/20 Appeals and Appeal Decisions.

- i. **DC/19/1257 Copped Hall Farm, Okehurst Lane.** The Committee considered this application in July 2019 and did not object. HDC refused permission in August and the applicant has now lodged an appeal.
- ii. **DC/18/0661 Menzies Wood, Okehurst Lane.** The appeal against the HDC refusal to remove conditions of planning permission has been allowed.

052/20 Update on response to the Horsham District Council Local Plan Review Regulation 18 consultation.

Cllr Jon Perks reported that a Local Plan Working Party has been convened, as agreed at the meeting of this Committee on 20 February 2020, and the inaugural meeting was held on Monday 2 March 2020. Five members of the public attended. A recommendation to F&GP saw the appointment of Tony Fullwood as Planning Consultant and he has started work on the housing aspect of the review. In the meantime, Working Party members are busy examining the Draft Local Plan Policies section and will meet again on Monday 9 March 2020. A meeting will be held in mid-March to hear the Planning Consultant's report and recommendations which, once a draft response has been agreed, will be referred to a meeting of Full Council for ratification and submission.

A joint Parish Councils meeting with representatives of West Chiltington and Pulborough Parish Councils was held on Tuesday 3 March at which Cllrs Jon Perks, Dave Homer, Graeme Acraman and the Clerk and Assistant Clerk were present.

Further reports will be made as works progress.

053/20 Any other matters for information only.

054/20 Date of Next Meeting: Thursday 2 April 2020 at 7.30pm. (Unless there is a need for a plans-only meeting).

The meeting closed at 8.25pm.

Chairman

Date