



AGENDA ITEM 6 – DC/18/2122

Land North of Hilland Farm, Stane Street, Billingshurst

Additional representations:

Two additional letters of support have been received, one from a business in Billingshurst looking for larger premises, the other from Billingshurst & Horsham Chamber of Commerce who state the development will provide much needed new small industrial units for local businesses, employment opportunities, and will ease traffic through the village.

Two further letters have been received raising comments. One states that this site would be preferred over the other application at Platts Roundabout if a choice of one or the other had to be made. The other states that (amongst other comments) the immediate need should not influence any decision on Phase 2; CIL monies should not be a factor in order to override planning guidelines; the retail element to the PFS is where its majority of profit will come from and will affect traders on the High Street; increased traffic delays.

Additional condition:

62 Regulatory Condition: No buildings or structures (other than hardstandings) pursuant to Phase 2 of the development hereby permitted shall be placed outside of the areas marked as PFS and Drive-thru coffee, Zone 1 and Zone 2 on the Phase 2 Zoning Plan PH2/ZP/01 received on 3 April 2019.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character of the surroundings and amenities of the public right of way and residential properties to the east in accordance with Policy 33 of the Horsham District planning Framework (2015)

Corrections:

Paragraphs 1.8 & 6.77: The Petrol Filling Station would have 8 pumps on 4 islands, not 4 pumps.

Paragraph 6.75: The hours referenced for Units 3-13 are inconsistent with condition 30. Condition 30 provides for the hours of operation recommended by officers, namely 7am to 11pm Monday to Saturday, and 9am to 4pm Sundays and public Holidays. Condition 30 should be read in conjunction with condition 31, which restricts manufacturing processes and deliveries to 7pm Monday to Saturday, and at no time on Sundays and public Holidays at these units.

Conditions 34 and 55: Incorrect lighting hours on Sundays and public holidays. Revised wording:

34. Regulatory Condition: No external lighting, other than low level lighting to emergency exits, shall be operated within Phase 1 between the hours of 2330 to 0630 hours the following day on Mondays to Fridays, between 2330 and 0730 hours the following day on Saturdays, and between 1630 and 0630 hours the following day on Sundays and public holidays.

Reason: To safeguard the ecology and tranquillity of the countryside and amenities of adjacent occupiers in accordance with Policies 24, 25, 26 & 33 of the Horsham District Planning Framework (2015).

- 55. Regulatory Condition:** No external lighting, other than low level lighting to emergency exits, shall be operated within Phase 2 between the hours of 2330 to 0630 hours the following day on Mondays to Fridays, between 2330 and 0730 hours the following day on Saturdays, and between 1630 and 0630 hours the following day on Sundays and public holidays.

Reason: To safeguard the ecology and tranquillity of the countryside and amenities of adjacent occupiers in accordance with Policies 24, 25, 26 & 33 of the Horsham District Planning Framework (2015).