



To: Members of the Planning and Environment Committee,

You are duly summoned to a meeting of the Planning and Environment Committee that will take place on Tuesday 3rd June 2025 at the Billingshurst Centre commencing at 7.00pm.

Members of the public are welcome to attend this meeting and speak for a maximum of three minutes about an item on the agenda for this meeting during the Public Session, at the discretion of the Chairman. They must give their name.


G C Burt
Clerk to the Council

27th May 2025

AGENDA

1. Chairman's Announcements
2. Apologies for Absence
3. Declarations of interest and notification of change to members' interests
4. Approval of the minutes of the Planning and Environment Committee meeting held on 6th May 2025, previously circulated
5. Clerk's Report
6. Public Session
Members of the public are welcome to attend this meeting and speak for a maximum of three minutes about an item on the agenda for this meeting during the Public Session, at the discretion of the Chairman. They must give their name.
7. To consider Planning Applications

CA/25/0047	Surgery to 3x Oak (Works to Trees in a Conservation Area) Land Adjacent to Little East Street Billingshurst West Sussex
DC/25/0486	Outline application for the demolition of existing buildings and erection of 9No self-build / custom build dwellings with all matters reserved Oakhurst Centre West Chiltington Lane Coneyhurst West Sussex RH14 9DN
DC/25/0662	Erection of a single storey front, first floor side, and single storey rear extension 3 Freemans Close Billingshurst West Sussex RH14 9UQ

DC/25/0689	Conversion of loft into habitable living space, the installation of a rear dormer and 1no. front rooflight 8 Lakers Meadow Billingshurst West Sussex RH14 9NP
DC/25/0700	Removal of Condition 3 of previously approved application BL/74/97 (Use of land as a caravan and campsite for use all year) to allow all year use of each pitch for residential purposes Limeburners Caravan Site Lordings Road Newbridge West Sussex RH14 9JA
DC/25/0744	Erection of a single storey rear extension 27 Cranham Avenue Billingshurst West Sussex RH14 9EN
DC/25/0754	Erection of a single and double storey side extension, front porch reconfiguration, roof fenestration, loft conversion with two small rear dormers. Erection of a single storey rear extension The Paddocks Stane Street Five Oaks West Sussex
DC/25/0757	Conversion of loft with 2No. pitched roof dormers on the rear roof slope and 1No. Pitched roof dormer on the front roof slope 8 Centurion Close Billingshurst West Sussex RH14 9UW
DC/25/0801	Prior Approval for a hay barn for the storage of hay and straw The Hay Barns Haybarn Rough Blackgate Lane Pulborough West Sussex RH20 1DF

PLUS, ANY ADDITIONAL PLANNING APPLICATIONS RECEIVED IN THE PARISH OFFICE PRIOR TO THIS MEETING (PLEASE CHECK THE PARISH COUNCIL'S WEBSITE FOR UPDATES).

8. To note Planning Authority Decisions – Appendix A
9. To note Appeals and Appeal Decisions – Appendix B
10. To note Planning Compliance Update – Appendix C
11. To note the following Public Rights of Way Updates:
 - a) Public Bridleway No. 1918 – Temporary Closure Notice (Issue no. 3949432)
 - b) Public Footpath No. 1921 – Temporary Closure Notice (Issue no. 3949433)
12. To consider the extension of the Asset of Community Value registration for Land to the East of Maple Road – Appendix D
13. **Date of Next Meeting: Tuesday 1st July 2025** at 7.00pm (unless there is a need for a plans-only meeting)

Committee Members: FA, DH, JH, JM, AR, KR, **DW**

Members of the public should be aware that being present at a meeting of the Council or one of its Committees or Sub-Committees will be deemed as the person having given consent to being recorded (photograph, film or audio recording) at the meeting, by any person present.

APPENDIX A

HORSHAM DISTRICT COUNCIL PLANNING DECISIONS BILLINGSHURST PARISH

Reference	Description and Address	Parish Council Response	District Council Decision
DC/20/2567	Demolition of existing barns and erection of 3 No. residential dwellings and creation of a new access Billhook Farm West Chiltington Lane Coneyhurst Billingshurst West Sussex RH14 9DN	Strong Objection March 2021	Application Permitted 8 May 2025
DC/23/1602	Demolition of agricultural building and erection of 2 dwellings Grainingfold Horsham Road Five Oaks West Sussex RH14 9AT	Strong Objection September 2023	Application Permitted 2 May 2025
DC/25/0309	Addition of retractable awning to the rear elevation 127 Berrall Way Billingshurst West Sussex RH14 9PQ	Neutral April 2025	Application Permitted 8 May 2025
DC/25/0386	Variation of Condition 1 and Removal of Condition 18 of previously approved application DC/24/1989 (Variation of condition 1 and 17 of previously approved application reference DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totaling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout) regarding revised masterplan and reference to the proposed footpath and Discharge Details in relation to Conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20) Relating to SNOWS / Water Neutrality. Land Parcel at 507911 125837 Newbridge Road Billingshurst, West Sussex	Neutral April 2025	Application Permitted 9 May 2025
DC/25/0275	Demolition of outbuilding and erection of new garage Keepers Cottage Coolham Road Coolham Horsham West Sussex RH13 8GP	Neutral April 2025	Application Withdrawn 15 May 2025
DC/25/0336	Creation of a new Farm access to serve land to the east of Horsham Road, Five Oaks Land To The South of Horsham Road Five Oaks West Sussex	Neutral April 2025	Application Permitted 16 May 2025

APPENDIX B

HORSHAM DISTRICT COUNCIL PLANNING APPEALS **BILLINGSHURST PARISH**

New Appeals

APP/Z3825/D/25/3365217 - DC/25/0153

The Paddocks Stane Street Five Oaks West Sussex RH14 9AG

Part-retrospective erection of a single storey rear extension, conversion of loft into habitable living space, replacement of front flat roof with a pitched roof, replacement of hipped roof with a gabled roof with glazed screen, installation of 6no. rooflights to front roof, installation of solar PV panels to the south facing roof, and alterations to fenestration.

Outstanding Appeals

APP/Z3825/W/24/3357838 - DC/24/0726

Hilland Farm Hilland Road Billingshurst West Sussex RH14 9HN

Variation of Condition 1 and Condition 65 of previously approved application DC/21/1107 (itself a variation of DC/21/1209, DC/20/0171, and DC/19/1365 of the originally approved Hybrid planning application DC/18/2122 for Detailed planning permission for up to 4,998sqm of B1c, B2 and B8 use floorspace, roundabout access junction from the A29, access, parking, servicing areas and associated landscaping [phase 1]. Outline planning permission for up to 14,075sqm of B1c, B2 B8 use floorspace, petrol filling station with ancillary retail offer and drive through coffee unit, with all matters reserved except for access (phase 2)). Relating to approved plans and planning uses

APP/Z3825/W/24/3358014 - DC/22/0697

Woodcroft Okehurst Lane Billingshurst West Sussex RH14 9HR

Erection of steel barn to store machinery

APP/Z3825/W/25/3361285 - DC/24/0749

Hilland House New Road Billingshurst West Sussex RH14 9AA

Outline Application for redevelopment of the site to provide up to 125 dwellings, ancillary parking new landscaping and open space, an ecological and woodland park together with associated works and landscaping with all matters reserved except access

APPEAL DATE 11th June

Appeal Decisions

APP/Z3825/W/24/3353777 - DC/22/1848

Land to The East of Maple Road Maple Road Billingshurst West Sussex RH14 9TS

Erection of 1no detached two-storey dwelling and creation of a natural play area for public use

APPEAL DISMISSED 19th May

APPENDIX C

HORSHAM DISTRICT COUNCIL ENFORCEMENT UPDATES BILLINGSHURST PARISH

New Enforcement

None

Outstanding Enforcement

EN/13/0065 - 27 Feb 2013

Breach of legal agreement dated 2nd November 2001 (S106_1025) namely: 1. LAPs not provided 2. POS provided but land not transferred/commuted sums not paid 3. All Ages Play Area commuted sum not paid 4. Recycling facility not provided

Land at Site H3 Billingshurst Bypass Billingshurst West Sussex

EN/23/0001 - 03 Jan 2023

Alleged: Planning permission required for existing use of site

Four Seasons Fuel Coneyhurst Road Coneyhurst Billingshurst West Sussex RH14 9DG

EN/23/0334 - 21 Jul 2023

Alleged: Development does not accord with the plans approved under DISC/14/0280 (condition 22 of DC/15/0059) - landscape, open space and ecology

Land East of Billingshurst to North and South of A272 East Street Billingshurst West Sussex

EN/23/0426 - 15 Sep 2023

Alleged: Installation of gates, building works and resurfacing work

Manton Stud Okehurst Lane Billingshurst West Sussex RH14 9HR

EN/23/0443 – 25 Sep 2023

Alleged: Breach of condition 10 of DC/18/1190 (any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season)

Land East of Billingshurst to North and South of A272 East Street Billingshurst West Sussex

EN/23/0477 - 18 Oct 2023

Alleged: Residential use of cabin

Manton Stud Okehurst Lane Billingshurst West Sussex RH14 9HR

EN/23/0478 - 18 Oct 2023

Alleged: Running of a business from the premises

Manton Stud Okehurst Lane Billingshurst West Sussex RH14 9HR

EN/23/0493 - 01 Nov 2023

Alleged: Without planning permission, change of use of the land for the stationing of a caravan for the purposes of human habitation

The Granary Coneyhurst Road Billingshurst West Sussex RH14 9DD

EN/24/0023 - 17 Jan 2024

Alleged: Unauthorised works to tree in Conservation Area

13 High Street Billingshurst West Sussex RH14 9PL

EN/24/0306 - 24 Jul 2024

Alleged: Breach of condition 23 (landscape management) of DC/15/0059, discharged under DISC/16/0166 - failure to maintain landscaping and replace dead trees

Land East of Billingshurst to North and South of A272 East Street Billingshurst West Sussex

EN/24/0356 - 3 Sep 2024

Alleged: Stationing of mobile home on agricultural land without planning permission

Chantry Farm West Chiltington Lane Coneyhurst West Sussex RH14 9DY

EN/24/0472 - 10 Dec 2024

Alleged: Engineering operations taking place without planning permission, extension of site to the south

Four Seasons Fuel Coneyhurst Road Coneyhurst Billingshurst West Sussex RH14 9DG

EN/25/0078 - 6 Mar 2025

Alleged: Clearance of land, change of use of residential property and land to form an extension to L&W Contractors Limited and extension of warehouse without planning permission

Tisserand Farm House Stane Street Billingshurst West Sussex RH14 9AE

EN/25/0129 - 15 Apr 2025

Unauthorised development following refusal of application DC/25/0153

The Paddocks Stane Street Five Oaks Billingshurst West Sussex RH14 9AG

EN/25/0131 - 16 Apr 2025

Alleged: Storage of building materials outside of the application site and parking of contractors' vehicles in private residents' car parking spaces

21 The Alders Billingshurst West Sussex RH14 9GU

EN/25/0137 - 23 Apr 2025

Alleged: Conversion of stables to residential use

Lee Place Blackgate Lane Pulborough West Sussex RH20 1DF

EN/25/0143 - 28 Apr 2025

Alleged: installation of 3 rooflights to the rear of property, contrary to Condition 19 of DC/13/2379

22 Owl Close Billingshurst West Sussex RH14 9XJ

Closed Enforcement

None

APPENDIX D

BILLINGSHURST PARISH COUNCIL **PLANNING AND ENVIRONMENT COMMITTEE** **TUESDAY 3RD JUNE 2025**

ASSET OF COMMUNITY VALUE **LAND TO THE EAST OF MAPLE ROAD**

FOR DECISION

REPORT BY THE ASSISTANT CLERK

This land is that which is mentioned in Item 9 of this meeting's agenda (Appeals Dismissed) confirming the refused planning permission for erection of one dwelling and a public play area (DC/22/1848).

The land, shown in yellow on the attached map, currently comprises of open grass space, with a mix of trees and shrub. The land parcel is privately owned, last registered with HM Land Registry in September 2020, however it remains within the WSCC Highways boundary, as the open space area was not transferred to either the District or Parish Council on completion of localised building work.

At the meeting of the Full Council on 15th July 2020 (minute 57/20), prior to the planning application being submitted, it was resolved that this land would be registered as an Asset of Community Value due to the significant response from the residents to maintain it as an area for open play.

During the submission stage of the Billingshurst Neighbourhood Plan, this land was included as an area of designated Green Space, which was accepted by HDC in June 2021.

Registration of an Asset of Community Value is for a period of 5-years from the date of decision and as such is due to expire on 5th October 2025. The Council has now been contacted inviting it to renew the registration of the land under the ACV scheme.

The Committee is invited to consider reapplying for listing the land as an Asset of Community Value for another 5 years.

10 20 30 40m
Scale: 1:1250 @ A4

Date: 22/05/2025

