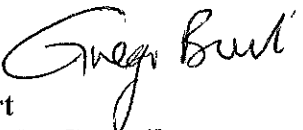




To: Members of the Planning and Environment Committee,

You are duly summoned to a meeting of the Planning and Environment Committee that will take place on Tuesday 1st July 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

24th June 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 3rd June 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

DC/25/0603 (Amended)	Erection of a single storey rear extension 2 Myrtle Close Billingshurst West Sussex RH14 9XF
DC/25/0814	Erection of replacement garages Rosier Business Park Coneyhurst Road Billingshurst West Sussex RH14 9DE
DC/25/0886	Part retrospective application for the replacement of 13 windows and 3 doors, replacement of existing fire places, removal of bathroom at first floor level with modern partitioning and reinstate bedroom 4, relocate bathroom door along corridor to other side of window. (Listed Building Consent) Fossbrooks 5 Parbrook Billingshurst West Sussex

DC/25/0889 (Full Application) DC/25/0890 (Listed Building Consent)	Erection of a timber pergola with polycarbonate roof in front garden to provide covered outdoor seating area, with York stone paving to match existing hardstanding. The Six Bells 76 High Street Billingshurst West Sussex
DC/25/0943	Surgery to 1x Oak Beke Hall Marringdean Road Billingshurst West Sussex RH14 9HF

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. Ministry of Housing, Communities & Local Government consultation: Reform of Planning Committees
To consider a response to the open consultation (previously circulated) regarding proposals around the delegation of planning functions, the size and composition of planning authority planning committees and mandatory training for its members.
12. **Date of Next Meeting: Tuesday 5th August 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
CA/25/0047	Surgery to 3x Oak (Works to Trees in a Conservation Area) Land Adjacent To Little East Street Billingshurst West Sussex	Neutral June 2025	Application Permitted 20 June 2025
DC/24/1571	Variation of Condition 23 of previously approved application 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) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout)) in relation to amending the operational hours Land Parcel at 507911 125837 Newbridge Road Billingshurst West Sussex	Neutral Nov 2024	Application Permitted 20 June 2025
DC/25/0468	Demolition of existing outbuilding and associated slab and erection of replacement outbuilding and reinforced concrete slab sited in location of existing Shire Cottage Stane Street Five Oaks West Sussex RH14 9AG	Neutral May 2025	Application Permitted 9 June 2025
DC/25/0541	Erection of single storey rear extension and garage 4 Muggeridge Road Billingshurst West Sussex RH14 9YY	Neutral May 2025	Application Permitted 11 June 2025
DC/25/0564	Removal of the remains of a dilapidated side wall to front elevation (Listed Building Consent) 103 High Street Billingshurst West Sussex RH14 9QX	No Response (Parish Councillor Application) May 2025	Application Permitted 10 June 2025
DC/25/0634	Alterations to previously converted barn to include replacement windows, replacement rainwater goods, replacement of 2no. rooflights, opening up of full height glazed section to east elevation 'Wain Entrance' and addition of flue to vent fireplace. (Householder Application).	Neutral May 2025	Application Permitted 11 June 2025

	Juppsland Farm Lordings Road Access Road Adversane West Sussex		
DC/25/0635	Alterations to previously converted barn to include replacement windows, replacement rainwater goods, replacement of 2no. rooflights, opening up of full height glazed section to east elevation 'Wain Entrance' and addition of flue to vent fireplace. (Listed Building Consent) Juppsland Farm Lordings Road Access Road Adversane West Sussex	Neutral May 2025	Application Permitted 11 June 2025
DC/25/0652	Replacement of two existing wooden framed double-glazed doors with the same styled uPVC double glazed doors 1 Manor Close High Street Billingshurst West Sussex RH14 9GR	Neutral May 2025	Application Permitted 17 June 2005
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	Neutral June 2025	Application Permitted 18 June 2025
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	Object June 2025	Application Permitted 20 June 2025
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	Objected June 2025	Application Withdrawn 4 June 2025

APPENDIX B

HORSHAM DISTRICT COUNCIL PLANNING APPEALS **BILLINGSHURST PARISH**

New Appeals

None

Outstanding Appeals

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

Woodcroft Okehurst Lane Billingshurst West Sussex RH14 9HR

Erection of steel barn to store machinery

FINAL COMMENTS DUE 25th March 2025

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

FINAL COMMENTS DUE 12th March 2025

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 2025

Decision expected on or before 3 September 2025

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.

Appeal Decisions

None

APPENDIX C

HORSHAM DISTRICT COUNCIL ENFORCEMENT UPDATES **BILLINGSHURST PARISH**

New Enforcement

EN/25/0180 – 23 May 2025

Alleged: Painting of shop front, installation of signage and installation of external lighting, without the necessary consent. Premises being used for residential occupation and breach of opening hours

Smoke World 33 High Street Billingshurst West Sussex RH14 9PP

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/25/0131 - 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

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

Closed Reason: New Planning Application Received