



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 3 February 2026 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

27 January 2026

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 13 January 2026, 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/26/0019	Erection of front porch extension and alterations to the front roof line 4 Silver Lane Billingshurst West Sussex RH14 9RG
DC/25/1946	Demolition of existing dwelling and erection of 1 no Detached 3 bed dwelling and 1 no pair of Semi-detached 3 bed dwellings with parking and facilities 3 Station Road Billingshurst West Sussex RH14 9RF
DC/25/2160	Erection of a two storey rear extension to the existing dwelling. Internal reconfigurations to the main dwelling. Conversion of

	existing outbuilding into habitable living space. Installation of 1no. micro wind turbine and associated site works Palmers Stud West Chiltington Lane Billingshurst West Sussex RH14 9DN
DC/26/0023	Fell 1 x Weeping Willow (Salix) and Surgery to 1 x Hawthorn (Crataegus) Brambles Dauxwood Close Billingshurst West Sussex
DC/26/0051	Construction of a warehouse to be split into four separate units (Class E(G) with new internal access road to connect adjoining property Renvyle Okehurst Lane Billingshurst West Sussex RH14 9HR
DC/26/0063	Formation of agricultural access and hardstanding Grainingfold Horsham Road Five Oaks West Sussex RH14 9AT

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 consider any licencing applications received
9. To consider any nominations for street naming requests
10. To note reports from the Planning Authority
 - a) Planning Application Decisions – Appendix A
 - b) Appeals and Appeal Decisions – Appendix B
 - c) Planning Compliance Update – Appendix C
11. **Date of Next Meeting: Tuesday 3 March 2026** at 7.00pm (unless there is a need for a plans-only meeting)

Committee Members: FA, JH, DH, MM, 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

FOR NOTING ONLY

Reference	Description and Address	Parish Council Response	District Council Decision
DC/25/1430	Change of Use from domestic gym (Class C3) to a Private small group personal training gym (Class E) Lee Place Blackgate Lane Pulborough West Sussex RH20 1DF	Neutral Oct 2025	Application Permitted 13 Jan 2026
DC/25/1605	Installation of a new farm track North End Barn West Chiltington Lane Coneyhurst West Sussex RH14 9DN	Neutral Nov 2025	Application Permitted 6 Jan 2026
DC/25/1758	Surgery to 1x Pear (Works to Trees in a Conservation Area) 29 Rosehill Billingshurst West Sussex RH14 9QN	Neutral Nov 2025	Application Permitted 8 Jan 2026
DC/25/1822	Erection of a first floor side extension above the existing garage, and erection of a two storey rear extension 12 Brookfield Way Billingshurst West Sussex RH14 9AN	Neutral Dec 2025	Application Permitted 12 Jan 2026
DC/25/1907	Conversion of garage into an annex 14 Lower Station Road Billingshurst West Sussex RH14 9SX	Neutral Dec 2025	Application Permitted 15 Jan 2026
DC/25/1937	Removal of Condition 9, 11, 15, 21, 31 of previously approved application DC/25/0458 (Workshop, storage building with associated vehicular parking, yard area and access) Relating to water neutrality Land At 509354 126590 Hilland Road Billingshurst West Sussex RH14 9HN	No Response (Removal of Conditions) N/A	Application Permitted 8 Jan 2026
DC/25/1948	Erection of a two storey rear extension North End Barn West Chiltington Lane Coneyhurst West Sussex RH14 9DN	Neutral Jan 2026	Application Permitted 21 Jan 2026
DC/25/1949	Prior Notification for Change of Use of Agricultural barn to a single dwellinghouse (Class C3) Duckmoor Barn Wooddale Lane Billingshurst West Sussex RH14 9DZ	No Response N/A	Application Refused 21 Jan 2026
DISC/25/0360	Approval of details reserved by conditions 4 and 6 to approved application DC/24/1999 Land At 509467 125933 Hilland Road Billingshurst West Sussex RH14 9ZP	Discharge Only N/A	Application Permitted 9 Jan 2026

DISC/25/0401	Approval of details reserved by condition(s) 17 to approved application DC/24/1571 Platts Corner Petrol Filling Station Newbridge Road Billingshurst West Sussex RH14 9HY	Discharge Only N/A	Application Permitted 26 Jan 2026
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APPENDIX B

HORSHAM DISTRICT COUNCIL PLANNING APPEALS **BILLINGSHURST PARISH**

FOR NOTING ONLY

New Appeals

None

Outstanding Appeals

None

Appeal Decisions

APP/Z3825/W/25/3373279 – DC/24/1571

Land Parcel at 507911 125837 Newbridge Road Billingshurst West Sussex

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.

Appeal Allowed 9 Jan 2026

APPENDIX C

HORSHAM DISTRICT COUNCIL ENFORCEMENT UPDATES BILLINGSHURST PARISH

FOR NOTING ONLY

New Enforcement

EN/26/0012 – 09 Jan 2026

Alleged: Non compliance with details approved under DISC/25/0252 in connection with the Construction Environment Management Plan submitted to discharge condition 5 of DC/20/2607 (routing of construction vehicles)

Duckmore Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

EN/26/0021 – 19 Jan 2026

Alleged: Major land clearance works being undertaken on site without planning permission
The Bromeliad Nursery Merringdean Road Billingshurst West Sussex

EN/26/0025 – 22 Jan 2026

Alleged: breach of condition 3 attached to DC/24/1999 (site deliveries)
Land at 509467 125933 Hilland Road Billingshurst West Sussex

EN/26/0030 – 26 Jan 2026

Alleged: development levels not in accordance with the approved plans (DC/24/0805)
Platts Corner Petrol Filling Station Newbridge Road Billingshurst West Sussex RH14 9HY

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/24/0306 – 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 – 03 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/25/0254 – 23 Jul 2025

Alleged: property not built in accordance with the approved plans (DC/16/0274). Land drains not installed, landscaping has not been completed and level of the garden does not appear to be in accordance with the approved plans

3 Woodpeckers Billingshurst West Sussex RH14 9XW

EN/25/0385 – 24 Oct 2025

Alleged: Use of residential property, layby outside and neighbouring roads for car sales without planning permission

28 Puttock Way Billingshurst West Sussex RH14 9ZJ

EN/25/0407 – 21 Nov 2025

Alleged: Unauthorised works involving the erection of a new sub base

Grainingfold Horsham Road Five Oaks Billingshurst West Sussex RH14 9AT

EN/25/0417 – 02 Dec 2025

Alleged: unauthorised change of use from shop to hot food takeaway

6 Jengers Mead Billingshurst West Sussex RH14 9PB

EN/25/0428 – 18 Dec 2025

Alleged: Painting of shop front, installation of signage and installation of external lighting, without the necessary consent.

Aurac Television Limited 33 High Street Billingshurst West Sussex RH14 9PP

EN/25/0434 – 21 Dec 2025

Alleged: woodland being cleared and installation of caravans and containers

Petty Char Court Coneyhurst Road Billingshurst West Sussex

EN/25/0436 – 22 Dec 2025

Advertisements erected without advertisement consent

Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

Closed Enforcement

EN/25/0405 – 18 Nov 2025

Alleged: Material change of use of property for the keeping of dogs without planning permission

Steepwood View Merringdean Road Billingshurst West Sussex RH14 9EH

Close Reason: No Breach