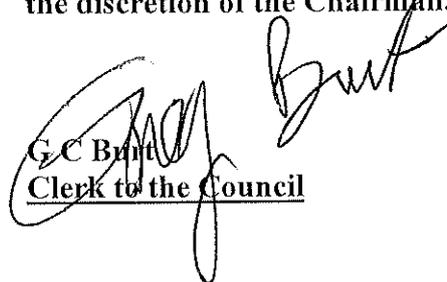




To: Members of the Planning and Environment Committee,

You are duly summoned to a meeting of the Planning and Environment Committee that will take place on Tuesday 3 March 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

24 February 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 11 February 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/25/2059	Installation of a roof-mounted array of 18 solar panels onto the south/southeast-facing pitched roof of the existing ancillary annex (Lawful Development Certificate - Proposed) Palmers Stud West Chiltington Lane Billingshurst West Sussex RH14 9DN
DC/26/0033	Outline permission for erection of buildings for Eg(iii)/B2/B8 use with associated yard areas, vehicle parking and access. All matters except access

	Land South of Billingshurst Business Park (Phase 3) Hilland Road Billingshurst West Sussex
DC/26/0137	Fell 1x Oak 40 Broomfield Drive Billingshurst West Sussex RH14 9TJ
DC/26/0148	Erection of a single storey side extension Coppins West Chilmington Lane Coneyhurst West Sussex RH14 9DN
DC/26/0192	Erection of a first floor side extension over existing garage, and installation of an additional parking bay 14 Owl Close Billingshurst West Sussex RH14 9XJ
DC/26/0222	Change of use part of residential dwelling for use as acupuncture clinic New April Cottage Furze View Slinfold West Sussex RH13 0RH
DC/26/0257	Demolition of existing conservatory and erection of a single storey rear extension 12 Daux Way Billingshurst West Sussex RH14 9TG
DC/26/0285	The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone Telecom Securicor Cellular Radio Limited Telecommunications Mast Arundel Court Brookers Road Billingshurst West Sussex

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 7 April 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/25/0362	Full planning permission for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building and creation of open storage along with the full enclosure and refurbishment of existing barn for the continuation of uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horse box conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export following grant of DC/18/0661 Menzies Wood Farm Okehurst Lane Billingshurst West Sussex RH14 9HR	Neutral Apr 2025	Application Permitted 16 Feb 2026
DC/25/1433	Erection of a garage with a pitched roof incorporating two dormer windows with additional storage space above Denhams Well Cottage 5 Andrews Hill Billingshurst West Sussex RH14 9JT	Neutral Dec 2025	Application Permitted 2 Feb 2026
DC/25/1774	Erection of a single storey side and rear extension to create accommodation and disabled facilities Little Slinfoldland, The Old Dairy Stane Street Five Oaks West Sussex RH14 9AZ	Support Dec 2025	Application Permitted 17 Feb 2026
DC/25/1693	Installation of metal fence along the front boundary. (Retrospective) 22 Underwood Road Billingshurst West Sussex RH14 9FE	Object Jan 2026	Application Permitted 3 Feb 2026
DC/25/1962	Removal of Condition 2 of previously approved application BL/5/85 (Erection of farm bungalow to replace mobile home) relating to the agricultural occupation of the dwelling Sixacre Farm Stane Street Adversane West Sussex	No Response Jan 2026	Application Permitted 3 Feb 2026

DC/25/1964	Removal of Condition 8 of previously approved application DC/24/0345 (Demolition and replacement of existing barn and erection of a single storey two bedroom dwelling utilising the existing shared access) relating to water neutrality Gess Gates Farm Stane Street Adversane West Sussex RH14 9JR	No Response Jan 2026	Application Permitted 3 Feb 2026
DC/25/2045	Surgery to 1 x Oak Backset Andrews Hill Billingshurst West Sussex RH14 9JX	Neutral Jan 2026	Application Permitted 6 Feb 2026
DC/25/1992	Installation of a timber clad shipping container at the top of the farm to site an on farm milk station and vending machine, with an additional 1.5m area to the front of the container that will provide an undercover area for the container to be accessed St Andrews Farm Andrews Hill Billingshurst West Sussex	Neutral Jan 2026	Application Permitted 9 Feb 2026
DC/25/2161	Fell 1x Ash. (Works to Trees in a Conservation Area) 13 Windmill Place Billingshurst West Sussex RH14 9GT	Neutral Jan 2026	Application Permitted 6 Feb 2026
DC/26/0092	Non Material Amendment to previously approved application DC/25/1280 (Proposed single storey rear extension. Single storey side and front extensions, new entrance arrangement, and conversion of the existing detached garage) Amendment to the west elevation fenestration, changing from two openings (front door and window) to a single opening comprising a front door with sidelight 8 Arun Road Billingshurst West Sussex RH14 9NB	Not Required on Return	Application Permitted 12 Feb 2026

APPENDIX B

HORSHAM DISTRICT COUNCIL PLANNING APPEALS BILLINGSHURST PARISH

FOR NOTING ONLY

New Appeals

APP/Z3825/W/26/6004095 - DC/25/1108

Denhams Andrews Hill Billingshurst West Sussex RH14 9JT

Construction of 1no. detached dwelling and 2no. semi-detached dwellings.

Outstanding Appeals

None

Appeal Decisions

None

APPENDIX C

HORSHAM DISTRICT COUNCIL ENFORCEMENT UPDATES BILLINGSHURST PARISH

FOR NOTING ONLY

New Enforcement

EN/26/0033 – 30 Jan 2026

Alleged: Breach of condition relating to working hours in connection with application DC/20/2607

Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

EN/26/0037 – 4 Feb 2026

Alleged: installation of illuminated signage without advertisement consent on listed building **Kings Head 40 High Street Billingshurst West Sussex RH14 9NY**

EN/26/0039 -5 Feb 2026

Alleged: Development not being constructed in accordance with the approved plans (DC/25/1142)

50 Broomfield Drive Billingshurst West Sussex RH14 9TN

EN/26/0045 – 10 Feb 2026

Alleged change of use of industrial unit to fitness gym without planning permission

Unit 28 Huffwood Trading Estate Brookers Road Billingshurst West Sussex RH14 9UR

EN/26/0065 – 21 Feb 2026

Alleged: removal of hedgerow along New Road

Hilland House New Road Billingshurst West Sussex RH14 9AA

Outstanding Enforcement

EN/23/0001 – 3 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 – 1 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 – 3 Sep 2024

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

Chantry Farm West Chilmington 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

Grainfold Horsham Road Five Oaks Billingshurst West Sussex RH14 9AT

EN/25/0417 – 2 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

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/26/0025 – 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

Closed Enforcement

EN/26/0021 – 19 Jan 2026

Alleged: Major land clearance works being undertaken on site without planning permission
The Bromeliad Nursery, Marringdean Road, Billingshurst, West Sussex
Close Reason: No Breach

EN/26/0039 – 5 Feb 2026

Alleged: Development not being constructed in accordance with the approved plans (DC/25/1142)
50 Broomfield Drive Billingshurst West Sussex RH14 9TN
Close Reason: No Breach