



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 5 May 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

28 April 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 7 April 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

CA/26/0051	Surgery x 1 Eucalyptus, x1 Ash (works to trees in a conservation area) High Seat 1 High Street Billingshurst West Sussex RH14 9PJ
DC/26/0651	Prior Notification for Change of Use of Class E space to form 4 apartments to the rear of ground and first floor only Barclays Bank Ltd 84 High Street Billingshurst West Sussex RH14 9QS

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 2 June 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/25/2059	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	Neutral Mar 2026	Application Permitted 2 Apr 2026
DC/25/2124	Erection of a two storey side and rear extension 33 Silver Lane Billingshurst West Sussex RH14 9RN	NEUTRAL 46035	Application Permitted 9 Apr 2026
DC/26/0019	Erection of front porch extension and alterations to the front roof line 4 Silver Lane Billingshurst West Sussex RH14 9RG	Neutral Feb 2026	Application Permitted 20 Apr 2026
DC/26/0148	Erection of a single storey side extension Coppins West Chiltington Lane Coneyhurst West Sussex RH14 9DN	Neutral Mar 2026	Application Permitted 26 Mar 2026
DC/26/0211	Variation of Conditions 3, 12, 17 and 23 and Removal of Conditions 18 and 32 of previously approved application 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) to vary the wording of conditions in relation to the CEMP, noise impact assessment and working hours, and to remove the conditions regarding water neutrality Land Parcel at 507911 125837 Newbridge Road Billingshurst West Sussex	Reliance On HDC N/A	Application Permitted 2 Apr 2026
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	Neutral Mar 2026	Application Permitted 2 Apr 2026
DC/26/0257	Demolition of existing conservatory and erection of a single storey rear extension 12 Daux Way Billingshurst West Sussex RH14 9TG	Neutral Mar 2026	Application Permitted 13 Apr 2026

DC/26/0286	Demolition of existing garage and erection of a detached dwelling 73 Daux Avenue Billingshurst West Sussex RH14 9TD	Object Mar 2026	Application Refused 15 Apr 2026
DISC/25/0293	Application for Approval of Details Reserved by Condition 4 and 18 to approved application DC/24/0345 Gess Gates Farm Stane Street Adversane West Sussex RH14 9JR	Discharge Only n/a	Application Permitted 17 Apr 2026
DISC/25/0380	Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0458 Land At 509354 126590 Hilland Road Billingshurst West Sussex RH14 9HN	Discharge Only n/a	Application Permitted 15 Apr 2026
DISC/26/0041	Application for Approval of Details Reserved by Condition 4ii to approved DC/25/1937 Land At 509354 126590 Hilland Road Billingshurst West Sussex RH14 9HN	Discharge Only n/a	Application Permitted 21 Apr 2026

APPENDIX B

HORSHAM DISTRICT COUNCIL PLANNING APPEALS **BILLINGSHURST PARISH**

FOR NOTING ONLY

New Appeals

TBC -DC/25/1788

Kingsfold Lodge Marringdean Road Billingshurst West Sussex RH14 9HE

Permission in Principle for the erection of 1 dwellinghouse

TBC - DC/25/1949

Duckmoor Barn Wooddale Lane Billingshurst West Sussex RH14 9DZ

Prior Notification for Change of Use of Agricultural barn to a single dwellinghouse (Class C3)

Outstanding 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.

Appeal Decisions

None

APPENDIX C

HORSHAM DISTRICT COUNCIL ENFORCEMENT UPDATES BILLINGSHURST PARISH

FOR NOTING ONLY

New Enforcement

EN/26/0116 – 30 Mar 2026

Alleged: breach of condition 29 of DC/15/0896

Kingslea Farm Marringdean Road Billingshurst West Sussex RH14 9HD

EN/26/0126 – 9 Apr 2026

Alleged: Erection of a pergola to provide an outdoor seating area

35 High Street Billingshurst West Sussex RH14 9PP

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/23/0426 – 15 Sep 2023

Alleged: Installation of gates, building works and resurfacing work

Manton Stud Okehurst Lane Billingshurst West Sussex RH14 9HR

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/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/25/0254 – 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 – 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/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

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/26/0045 – 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/26/0110 25 Mar 2026

Alleged: erection of a timber outbuilding without planning permission

Echo Motors, Maxwell Court, Horsham Road, Five Oaks, Billingshurst West Sussex RH14 9AL

Closed Enforcement

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

Close Reason: Breach Ceased

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

Close Reason: Breach Ceased

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

Close Reason: Breach Ceased

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

Close Reason: Breach Ceased

EN/25/0436 – 22 Dec 2025

Advertisements erected without advertisement consent

Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

Close Reason: Application Received

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

Close Reason: Breach Ceased

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

Close Reason: Breach Ceased

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

Close Reason: Breach Ceased

EN/26/0065 – 21 Feb 2026

Alleged: removal of hedgerow along New Road

Hilland House New Road Billingshurst West Sussex RH14 9AA

Close Reason: No Breach

EN/26/0074 – 24 Feb 2026

Alleged: dropped curb has been installed without planning permission

1 Gratwicke Close Billingshurst West Sussex RH14 9QA

Close Reason: No Breach