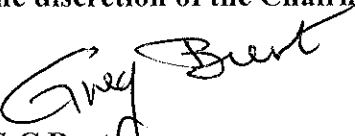




To: Members of the Planning and Environment Committee,

You are duly summoned to a meeting of the Planning and Environment Committee that will take place on Tuesday 4 August 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

29 July 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 July 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/26/0084	Fell 1x Hazel and Surgery to 1x Portuguese Laurel 53 East Street Billingshurst West Sussex RH14 9QJ
DC/26/0858 (Full Application)	Conversion of car port to the rear of the property to form seating area (Retrospective) 35 High Street Billingshurst West Sussex RH14 9PP
DC/26/0859 (Listed)	

Building Consent)	
DC/26/0890	Erection of single storey side and rear extension Broadmead Newbridge Road West Billingshurst West Sussex RH14 9LS
DC/26/0991	Demolition of 2no existing stable outbuildings and erection of single-storey garden building Palmers Stud West Chiltington Lane Billingshurst West Sussex
DC/26/0999	Extension to existing sandschool Lee Place, The Stables Blackgate Lane Pulborough West Sussex
DC/26/1055	Erection of single storey rear and side extension Copped Hall Old Dairy Okehurst Lane Billingshurst West Sussex RH14 9HR
DC/26/1078	Conversion of existing garage into habitable area including the replacement of the garage door with a window and installation of bi-fold doors and rooflights to the side elevation 2 Fairlight Cottages Natts Lane Billingshurst West Sussex RH14 9EY
DC/26/1101	Erection of single storey rear extension, first floor side extension, infill single storey front extension. New extended pitched roof to existing single storey front element, timber cladding to existing side and rear first floor and internal alterations 8 Bishopsfield Hayes Wood Road Five Oaks West Sussex RH14 9AF
DC/26/1156	Erection of single storey side extension and rear extensions and partial first floor rear extension with formation of terrace and replacement of first floor rear window with door Arun Way Lordings Road Newbridge Billingshurst West Sussex RH14 9JA

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 1 September 2026 at 7.00pm** (unless there is a need for a plans-only meeting)

Committee Members: DW, FA, JH, DH, MM, AR, KR

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 / Meeting	District Council Decision / Date
CA/26/0064	Fell 1x Cherry Tree (Works to Trees in a Conservation Area) 7 Caffyns Rise Billingshurst West Sussex RH14 9JY	Neutral Jun 2026	Application Permitted 29 Jun 2026
CA/26/0757	Fell 1x Ash (Works to Trees in a Conservation Area) Hammonds East Street Billingshurst West Sussex	Neutral Jun 2026	Application Permitted 29 Jun 2026
DC/26/0698	Surgery to 3x Oak 25 Nightingale Walk Billingshurst West Sussex RH14 9TY	Neutral May 2026	Application Permitted 29 Jun 2026
DC/26/0710	Change of Use from Sui Generis (Youth Day Centre) to Sui Generis (Community Use) Arun House 83A High Street Billingshurst West Sussex RH14 9QX	PC Applicant Jun 2026	Application Permitted 1 Jul 2026
DC/26/0818	Erection of a single storey rear extension and installation of window and door to the ground floor side elevation 1 Maple Close Billingshurst West Sussex RH14 9NJ	Neutral Jul 2026	Application Permitted 15 Jul 2026
DC/26/0819	Erection of a part first floor side and front extension, single storey rear extension, conversion of garage into habitable living space and new and altered fenestration 9 Easton Crescent Billingshurst West Sussex RH14 9TU	Object Jul 2026	Application Refused 13 Jul 2026
DC/26/0829	Removal of conditions 30,31 and 32 of previously approved application DC/24/0749 (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) Relating to Water Neutrality Hilland House New Road Billingshurst West Sussex	Not Required on Return n/a	Application Permitted 17 Jul 2026
DC/26/0966	Prior notification for the demolition of a number of disused agricultural buildings	Not Required on Return	Prior Approval Required and Permitted

	Tisserand Farm House Stane Street Billingshurst West Sussex RH14 9AE	n/a	7 Jul 2026
DC/26/0990	Non Material Amendment to previously approved application DC/25/2160 (Erection of a two storey rear extension to the existing dwelling, 2 dormers and 4x rooflights. Conversion of existing outbuilding into habitable living space. Installation of 1no. micro wind turbine and associated site works) for changes to cladding, soffits, fascias, guttering, window frames and doors. Palmers Stud West Chiltington Lane Billingshurst West Sussex RH14 9DN	Not Required on Return n/a	Application Permitted 15 Jul 2026
S106/25/0033	Discharge of planning obligations to approved planning application DC/20/2567 Billhook Farm West Chiltington Lane Coneyhurst Billingshurst West Sussex RH14 9DN	S106 Application n/a	Application Permitted 7 Jul 2026

APPENDIX B

HORSHAM DISTRICT COUNCIL PLANNING APPEALS BILLINGSHURST PARISH

FOR NOTING ONLY

New Appeals

6012925 - DC/25/1697

**Billingshurst Business Park Land at Grid Reference 509292 126746 Stane Street
Billingshurst West Sussex**

Hybrid application comprising: Mixed use development, including detailed permission for means of access and 1,338 sqm business floorspace with the remainder of the development in outline, comprising up to 102no. homes and up to 5,605 sqm of business floorspace (Classes E g (iii)/B2/B8).

Status: Appeal Lodged

Outstanding Appeals

6009032 - DC/25/2126

5 Kingsfold Close, Billingshurst, RH14 9HG

Erection of a single storey detached granny annexe together with a detached single storey multipurpose workshop and gym

[Appeal against non-determination of application]

Status: Awaiting Decision

6007717 - 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)

[Appeal against refusal of application]

Status: Awaiting Decision

Appeal Decisions

6006516 - DC/25/1788

Kingsfold Lodge Marringdean Road Billingshurst West Sussex RH14 9HE

Permission in Principle for the erection of 1 dwellinghouse

Status: Appeal Dismissed

APPENDIX C

HORSHAM DISTRICT COUNCIL ENFORCEMENT UPDATES BILLINGSHURST PARISH

FOR NOTING ONLY

New Enforcement

EN/26/0237 – 16 Jul 2026

Alleged: Importation of material and alteration of land levels without planning permission
Billhook Farm West Chiltington Lane Coneyhurst West Sussex

EN/26/0240 – 20 Jul 2026

Alleged: Breach of working house and no dust suppression measures on site
Land at 509467 125933 Hilland Road Billingshurst West Sussex

EN/26/0251 – 24 Jul 2026

Alleged: Erection of two pergolas in rear garden with outside pizza oven and associated chimney without planning permission
5 Lawrenson Mews Billingshurst West Sussex RH14 9XD

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

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/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/26/0110 – 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

EN/26/0116 – 30 Mar 2026

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

30 Longhurst Drive Billingshurst West Sussex RH14 9XR

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

EN/26/0154 – 6 May 2026

Alleged: Condition of land adversely affecting amenity of area

1 Forge Way Billingshurst West Sussex RH14 9LJ

EN/26/0170 – 14 May 2026

Alleged: Erection of large building in garden without planning permission

The Coach House Rowfold Grange Coneyhurst Road Billingshurst West Sussex RH14 9DD

Closed Enforcement

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

Close Reason: Application Received