



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 6 October 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 September 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 1 September 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/26/1298	Demolition of existing ancillary outbuilding and erection of a replacement single storey ancillary residential annex including associated landscaping and boundary setbacks. Palmers Stud West Chilmington Lane Billingshurst West Sussex RH14 9DN
DC/26/1301	Reconfiguration of the existing ground floor retail unit and erection of an additional storey to provide 5 additional self-contained residential dwellings (Class C3), resulting in a total of 6 residential

	dwellings, with associated alterations to fenestration and rear access. 16 Jengers Mead Billingshurst West Sussex RH14 9PB
DC/26/1451	Surgery to 83 x Poplar Trees Mulberry House Marringdean 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 3 November 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/26/0084	Fell 1x Hazel and Surgery to 1x Portuguese Laurel 53 East Street Billingshurst West Sussex RH14 9QJ	Neutral Aug 2026	Application Permitted 21 Sep 2026
DC/26/0454	Engineering operation to create attenuation basins and swale Land South of Billingshurst Business Park (Phase 3) Hilland Road Billingshurst West Sussex RH14 9HN	Neutral Apr 2026	Application Permitted 18 Sep 2026
DC/26/0665	Conversion of garage into habitable living space. 33 Saddlers Close Billingshurst West Sussex RH14 9GL	Object ¹ Aug 2026	Application Permitted 21 Aug 2026
DC/26/0822	Erection of a single storey rear extension, conversion of loft into habitable living space with installation of front rooflights and erection of rear dormer (Lawful Development Certificate - Proposed) 8 Muggeridge Road Billingshurst West Sussex RH14 9YY	Not Consulted n/a	Application Permitted 10 Sep 2026
DC/26/0858	Conversion of car port to the rear of the property to form seating area (Retrospective) (Full) 35 High Street Billingshurst West Sussex RH14 9PP	Neutral Aug 2026	Application Permitted 9 Sep 2026
DC/26/0859	Conversion of car port to the rear of the property to form seating area (Retrospective) (Listed Building Consent) 35 High Street Billingshurst West Sussex RH14 9PP	Neutral Aug 2026	Application Permitted 9 Sep 2026
DC/26/0890	Erection of single storey side and rear extension Broadmead Newbridge Road West Billingshurst West Sussex RH14 9LS	Neutral Aug 2026	Application Permitted 14 Sep 2026

¹ This application was originally validated as a Lawful Development Certificate and the Parish Council were therefore not consulted. This was then changed to a Householder application, and the Committee submitted a late objection.

DC/26/1055	Erection of single storey rear and side extension Copped Hall Old Dairy Okehurst Lane Billingshurst West Sussex RH14 9HR	Neutral Aug 2026	Application Permitted 7 Sep 2026
DC/26/1068	Erection of a 3-bay garage with first floor storage Four Firs Kilnbrook Farm Lordings Road Access Road Adversane West Sussex RH14 9JG	Neutral Aug 2026	Application Permitted 22 Sep 2026
DC/26/1070	External alterations to create a ground floor link between the two care home buildings and infilling of an existing porch. Internal alterations to create 2no. additional bedrooms and addition of ensuite bathrooms Derwent Lodge West Street Billingshurst West Sussex RH14 9LX	Neutral Aug 2026	Application Permitted 7 Sep 2026
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	Neutral Aug 2026	Application Permitted 26 Aug 2026
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	Neutral Aug 2026	Application Permitted 2 Sep 2026
DC/26/1109	Erection of open post and rail fence with a maximum height of one metre to front elevation facing a non-adopted highway. (Lawful Development Certificate - Proposed) 14 Owl Close Billingshurst West Sussex RH14 9XJ	Not Consulted n/a	Application Permitted 21 Sep 2026
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	Neutral Aug 2026	Application Permitted 26 Aug 2026
DC/26/1231	Erection of a detached garden building for use as a home office 7 Truelove Gardens Billingshurst West Sussex RH14 9ZR	Neutral Sep 2026	Application Permitted 25 Sep 2026

DC/26/1255	Prior notification for the creation of a steel framed and sheeted with cement fibre roof hay storage barn The Hay Barns Haybarn Rough Blackgate Lane Pulborough West Sussex RH20 1DF	Not Required on Return n/a	Prior Approval Not Required 4 Sep 2026
DISC/26/0085	Approval of details reserved by condition(s) 5 to approved application DC/25/0458 Land At 509354 126590 Hilland Road Billingshurst West Sussex RH14 9HN	Discharge Only n/a	Application Permitted 2 Sep 2026
DISC/26/0123	Application for Approval of Details Reserved by Condition 5 to approved application DC/20/2607 (APP/Z3825/W/21/3283823) Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ	Discharge Only n/a	Application Permitted 4 Sep 2026
DISC/26/0176	Application for Approval of Details Reserved by Condition 6 (Temporary Works Schedule - BNG) to approved application DC/26/0049 Bellway Homes Development Site Wooddale Lane Billingshurst West Sussex	Discharge Only n/a	Application Permitted 25 Aug 2026
DISC/26/0177	Application for Approval of Details Reserved by Condition 10 (Lighting Design Strategy) to approved application DC/26/0049 Bellway Homes Development Site Wooddale Lane Billingshurst West Sussex	Discharge Only n/a	Application Permitted 24 Aug 2026
DISC/26/0207	Application for Approval of Details Reserved by Condition 2 to approved application DC/24/0768 Duckmoor Farm Wooddale Lane Billingshurst West Sussex	Discharge Only n/a	Application Permitted 25 Aug 2026

APPENDIX B

HORSHAM DISTRICT COUNCIL PLANNING APPEALS BILLINGSHURST PARISH

FOR NOTING ONLY

New Appeals

None

Outstanding 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).

[Appeal against non-determination of application]²

Status: Awaiting Hearing

Appeal Decisions

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: Appeal Dismissed

² The application was approved at HDC's Planning Committee in April 2026 however has now stalled at draft s106 stage which was a condition of approval.

APPENDIX C

HORSHAM DISTRICT COUNCIL ENFORCEMENT UPDATES BILLINGSHURST PARISH

FOR NOTING ONLY

New Enforcement

EN/26/0297 01 Sep 2026

Alleged: planting of two lines of leylandii around the area where the barn was proposed under refused application DC/22/0697 and a large area has been excavated without planning permission

Woodcroft Okehurst Lane Billingshurst West Sussex RH14 9HR

EN/26/0312 07 Sep 2026

Alleged: breach of condition 5 (CEMP) protective matting attached to DC/20/2607

Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

EN/26/0318 10 Sep 2026

Alleged: development not in accordance with approved plans for application DC/25/0427 (the height of the extension is too high)

56 Groomsland Drive Billingshurst West Sussex RH14 9HB

EN/26/0325 18 Sep 2026

Alleged: storage of rubbish, wood and garden waste in front garden affecting the amenity of the area

15 Henshaw Way Billingshurst West Sussex RH14 9FP

EN/26/0334 25 Sep 2026

Alleged: installation of air conditioning units without planning permission

28 Norman Close Billingshurst West Sussex RH14 9QY

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 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/25/0385 – 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/26/0110 – 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/26/0154 – 6 May 2026

Alleged: Condition of land adversely affecting amenity of area

1 Forge Way Billingshurst West Sussex RH14 9LJ

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

EN/26/0260 – 4 Aug 2026

Retention of illuminated signage without advertisement consent on listed building following refusal of applications DC/26/0579 & DC/26/0746

Kings Head 40 High Street Billingshurst West Sussex RH14 9NY

EN/26/0270 – 15 Aug 2026

Alleged: breach of condition relating to working hours (DC/20/2607)

Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

EN/26/0273 – 17 Aug 2026

Alleged: Construction of outbuilding on boundary of property with Cottage Farm

Lower Woodhouse New Road Billingshurst West Sussex RH14 9DS

EN/26/0284 – 21 Aug 2026

Alleged: Untidy empty former bank premises adversely affecting amenity of area

Barclays Bank Ltd 84 High Street Billingshurst West Sussex RH14 9QS

EN/26/0286 – 25 Aug 2026

Alleged: Use of highway verge for car sales without planning permission and display of advertising for the business

R W Crawfords Newbridge Road Billingshurst West Sussex RH14 9HZ

Closed 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

Close Reason: Not Expedient