BILLINGSHURST PARISH COUNCIL

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 November 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 October 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 6 October 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/26/1482	Erection of a side extension and front porch extension **Palmers Barn, The Boathouse West Chiltington Lane Coneyhurst West Sussex RH14 9DN**
DC/26/1536	Erection of a part single-storey / part two-storey rear extension. first floor front extension and alterations to fenestration **9 Easton Crescent Billingshurst West Sussex RH14 9TU**
DC/26/1551	Surgery to 2x Lime **6 Easton Crescent Billingshurst West Sussex RH14 9TU**

Council Office: Billingshurst Community & Conference Centre,
Roman Way, Billingshurst, West Sussex RH14 9QW
Tel: 01403 782555 Email: council@billingshurst.gov.uk

DC/26/1573	Erection of a two storey side extension, side dormer and associated alterations **7 Cleve Way Billingshurst West Sussex RH14 9RW**
DC/26/1601	Prior Notification for the Change of Use of Class E space to form 3 residential apartments **Barclays Bank Ltd 84 High Street Billingshurst West Sussex RH14 9QS**
DC/26/1605	Surgery to 2 x Oak Trees (TPO 0013) **26 Broomfield Drive Billingshurst West Sussex RH14 9TJ**
CA/26/0137	Surgery to 1 x Willow Tree (Works in a Conservation Area) **66 Silver Lane Billingshurst West Sussex RH14 9QB**

The following application is for **NOTING ONLY** as the Parish Council is the applicant.

DC/26/1675	Fell 1 x Horse Chestnut **Church Path Off Station Road Billingshurst West Sussex RH14 9RF**

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 December 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
DC/25/1997	Surgery to 1 x Oak **Rosier and Daux Wood Marringdean Road Billingshurst West Sussex**	Neutral Jan 2026	Application Permitted 19 Oct 2026
DC/26/0988	Surgery to 1x Oak **Hawthorns West Street Billingshurst West Sussex RH14 9NR**	Neutral Sept 2026	Application Permitted 13 Oct 2026
DC/26/0991	Demolition of 2no existing stable outbuildings and erection of single-storey garden building **Palmers Stud West Chiltington Lane Billingshurst West Sussex**	Neutral Aug 2026	Application Permitted 7 Oct 2026
DC/26/0999	Extension to existing sandschool **Lee Place, The Stables Blackgate Lane Pulborough West Sussex**	Neutral Aug 2026	Application Permitted 6 Oct 2026
DC/26/1279	Erection of a single storey rear extension **21 Wood Croft Billingshurst West Sussex RH14 9XL**	Neutral Sept 2026	Application Permitted 5 Oct 2026
DC/26/1292	Removal of Conditions 11, 19, 20, 21, 27, 38 and 39 of previously approved application DC/22/1458 (Demolition of the existing building and erection of 3no storage units (Use Class B8), incorporating vehicular access, landscaping, and on-site parking provision) relating to water neutrality **Denver Storage Okehurst Lane Billingshurst West Sussex RH14 9HR**	Removal of Conditions n/a	Application Permitted 2 Oct 2026
DC/26/1298	Demolition of existing ancillary outbuilding and erection of a replacement single storey ancillary residential annexe including associated landscaping and boundary setbacks. **Palmers Stud West Chiltington Lane Billingshurst West Sussex RH14 9DN**	No Response[1] Oct 2026	Application Withdrawn 6 Oct 2026
DC/26/1447	Non Material Amendment to previously approved application DC/23/1258 (Construction of single storey rear	Not Required on Return	Application Refused

[1] The application was withdrawn prior to the meeting

	extension. Replacement of windows throughout. Removal of asbestos and reconfiguration of ground and first floor layouts) Redesign of proposed roof form **The Hollyhocks 6 Stane Street Adversane West Sussex RH14 9JJ**	n/a	5 Oct 2026
DC/26/1523	Installation of 1 x 9m wooden pole (fixed line broadband apparatus) **Outside 13 East Street Billingshurst West Sussex**	Not Required on Return n/a	No Objection to Notification 7 Oct 2026
DISC/26/0316	Approval of details reserved by condition 16 to approved application DC/26/0211 **Land Parcel at 507911 125837 Newbridge Road Billingshurst West Sussex**	Discharge Only n/a	Application Permitted 21 Oct 2026
S106/26/0006	Variation to remove obligations relating to water neutrality to approved application HRA/24/0006 **Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX**	Not Required on Return n/a	Application Permitted 8 Oct 2026

APPENDIX B

HORSHAM DISTRICT COUNCIL PLANNING APPEALS
BILLINGSHURST PARISH

FOR NOTING ONLY

New Appeals

6017546 – DC/26/0286
73 Daux Avenue Billingshurst West Sussex RH14 9TD
Demolition of existing garage and erection of a detached dwelling
[Appeal against refusal]

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

None

[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/26/0348 – 02/10/2026
Alleged: Stationing of additional caravans on land without planning permission
Limeburners Caravan Site Lordings Road Newbridge Billingshurst West Sussex RH14 9JA

EN/26/0371 – 19/10/2026
Alleged: internally illuminated shop sign
2 Jengers Mead Billingshurst West Sussex RH14 9PB

EN/26/0378 – 23/10/2026
Alleged: Installation of play equipment in rear garden without planning permission
1 Dell Lane Billingshurst West Sussex RH14 9QE

EN/26/0379 – 23/10/2026
Alleged: Installation of mounted automatic number plate recognition cameras, mounting poles, and several large commercial tariff boards without planning permission
Car Park Jengers Mead Billingshurst West Sussex

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/25/0385 – 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/26/0110 – 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/26/0251 – 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/26/0273 – 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

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

Closed Enforcement

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
Close Reason: No Breach

EN/26/0240 – 20 Jul 2026
Alleged: Breach of working hours & no dust suppression measures on site
Land at 509467 125933 Hilland Road Billingshurst West Sussex
Close Reason: Breach Ceased

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
Close Reason: Breach Ceased