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 1 December 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.

Gregory Burt

G C Burt
Clerk to the Council **25 November 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 3 November 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/26/1711	Erection of a two-storey detached three-bedroom dwelling along with detached garage **Frennels Stane Street Adversane West Sussex RH14 9JJ**
DC/26/1637	Erection of single storey rear extension and alterations to an existing outbuilding to create additional habitable space linked to the main house **Lee Place Cottage Blackgate Lane Pulborough West Sussex RH20 1DF**
DC/26/1825	Erection of a single storey rear extension

	6 Hillyfield Billingshurst West Sussex RH14 9ZS
DC/26/1593	Erection of equestrian sand school (Retrospective) **Woodcroft Okehurst Lane Billingshurst West Sussex RH14 9HR**

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 12 January 2027** 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/26/0781	Erection of a new dwelling **3 Station Road Billingshurst West Sussex RH14 9RF**	Object Oct 2026	Application Refused 23 Nov 2026
DC/26/1017	Loft conversion with rear dormer and front rooflights (Lawful Development Certificate - Proposed) **13 Centurion Close Billingshurst West Sussex RH14 9UW**	Not Consulted n/a	Application Permitted 9 Nov 2026
DC/26/1138	Erection of a chalet style self-build dwelling with associated access from New Road and driveway/car parking **Land Adjacent To 1 Woodcot New Road Billingshurst West Sussex RH14 9DS**	Object Sep 2026	Application Refused 9 Nov 2026
DC/26/1451	Surgery to 83 x Poplar Trees **Mulberry House Marringdean Road Billingshurst West Sussex**	Neutral Oct 2026	Application Permitted 2 Nov 2026
DC/26/1462	Prior notification for the demolition of an existing redundant agricultural building and erection of a new build agricultural structure for the storage of machinery and equipment. **Hill Brow West Chiltington Lane Billingshurst West Sussex RH14 9DP**	Not Required on Return n/a	Prior Approval Required and Refused 2 Nov 2026
DC/26/1480	Erection of single-storey rear extension with roof terrace above and associated alterations, and erection of attached carport **The Faulding Estate West Chiltington Lane Billingshurst West Sussex**	Neutral Oct 2026	Application Permitted 9 Nov 2026
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**	Object Nov 2026	Application Permitted 19 Nov 2026
DC/26/1662	Installation of new ringframe at the top of the existing 25 m lattice tower with support poles for the antenna equipment, install 3 new port antennas and new GPS node, relocate existing antennas onto new support poles, installation of	Not Required on Return n/a	No Objection To Notification 9 Nov 2026

	new equipment cabinet and associated works **Hutchinson Telecommunications Mast RH0161 Sewage Works Parbrook Billingshurst West Sussex RH14 9JQ**		
DISC/26/0297	Application for Approval of Details Reserved by Condition 1 to approved application DC/25/1969 **68/70 High Street Billingshurst West Sussex RH14 9QS**	Discharge Only n/a	Application Permitted 9 Nov 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][1]

Status: Awaiting Decision

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]

Status: Awaiting site visit

Appeal Decisions

None

[1] 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/26/0385 28/10/2026
Alleged: Clearance of part of the ancient woodland, laying of hardstanding, erection of a substantial building, and use of the ancient woodland for the storage of motor vehicles
Duncan's Copse Hill Brow West Chiltington Lane Billingshurst West Sussex RH14 9DP

EN/26/0399 16/11/2026
Alleged: Breach of condition 6 of DC/07/2488 (opening hours)
55 Station Road Billingshurst West Sussex RH14 9SE

EN/26/0401 16/11/2026 *[See also Closed Enforcement]*
Alleged: Change of use of former stable building as a commercial gym (Neltina)
The Stables Lee Place Blackgate Lane Pulborough West Sussex RH20 1DF

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/26/0251 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/26/0286 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

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/26/0379 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

Closed Enforcement

EN/26/0154 6 May 2026
Alleged: Condition of land adversely affecting amenity of area
1 Forge Way Billingshurst West Sussex RH14 9LJ
Close Reason: Not Expedient

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
Close Reason: Application Received

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
Close Reason: No Breach

EN/26/0401 16/11/2026
Alleged: Change of use of former stable building as a commercial gym (Neltina)
The Stables Lee Place Blackgate Lane Pulborough West Sussex RH20 1DF
Close Reason: No Breach