



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 Wednesday 11 February 2026 at the Billingshurst Centre commencing at 6.00pm

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

5 February 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 13 January 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

<b>DC/25/1946</b>	Demolition of existing dwelling and erection of 1 no Detached 3 bed dwelling and 1 no pair of Semi-detached 3 bed dwellings with parking and facilities <b>3 Station Road Billingshurst West Sussex RH14 9RF</b>
<b>DC/25/2160</b>	Erection of a two storey rear extension to the existing dwelling. Internal reconfigurations to the main dwelling. Conversion of existing outbuilding into habitable living space. Installation of 1no. micro wind turbine and associated site works

	<b>Palmers Stud West Chiltington Lane Billingshurst West Sussex RH14 9DN</b>
<b>DC/26/0019</b>	Erection of front porch extension and alterations to the front roof line <b>4 Silver Lane Billingshurst West Sussex RH14 9RG</b>
<b>DC/26/0023</b>	Fell 1 x Weeping Willow (Salix) and Surgery to 1 x Hawthorn (Crataegus) <b>Brambles Dauxwood Close Billingshurst West Sussex</b>
<b>DC/26/0051</b>	Construction of a warehouse to be split into four separate units (Class E(G) with new internal access road to connect adjoining property <b>Renvyle Okehurst Lane Billingshurst West Sussex RH14 9HR</b>
<b>DC/26/0063</b>	Formation of agricultural access and hardstanding <b>Grainingfold Horsham Road Five Oaks West Sussex RH14 9AT</b>
<b>DC/26/0095</b>	Erection of single storey rear and side extension. Replacement of existing roof covering <b>17 Daux Avenue Billingshurst West Sussex RH14 9SZ</b>
<b>CA/26/0014</b>	Surgery to 1x Conifer (Works to Trees in a Conservation Area) <b>Sayers Farm Stane Street Adversane West Sussex RH14 9JH</b>

**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 March 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/25/1430	Change of Use from domestic gym (Class C3) to a Private small group personal training gym (Class E) <b>Lee Place Blackgate Lane Pulborough West Sussex RH20 1DF</b>	Neutral Oct 2025	Application Permitted 13 Jan 2026
DC/25/1605	Installation of a new farm track <b>North End Barn West Chiltington Lane Coneyhurst West Sussex RH14 9DN</b>	Neutral Nov 2025	Application Permitted 6 Jan 2026
DC/25/1758	Surgery to 1x Pear (Works to Trees in a Conservation Area) <b>29 Rosehill Billingshurst West Sussex RH14 9QN</b>	Neutral Nov 2025	Application Permitted 8 Jan 2026
DC/25/1822	Erection of a first floor side extension above the existing garage, and erection of a two storey rear extension <b>12 Brookfield Way Billingshurst West Sussex RH14 9AN</b>	Neutral Dec 2025	Application Permitted 12 Jan 2026
DC/25/1907	Conversion of garage into an annex <b>14 Lower Station Road Billingshurst West Sussex RH14 9SX</b>	Neutral Dec 2025	Application Permitted 15 Jan 2026
DC/25/1937	Removal of Condition 9, 11, 15, 21, 31 of previously approved application DC/25/0458 (Workshop, storage building with associated vehicular parking, yard area and access) Relating to water neutrality <b>Land At 509354 126590 Hilland Road Billingshurst West Sussex RH14 9HN</b>	No Response (Removal of Conditions)  N/A	Application Permitted 8 Jan 2026
DC/25/1948	Erection of a two storey rear extension <b>North End Barn West Chiltington Lane Coneyhurst West Sussex RH14 9DN</b>	Neutral Jan 2026	Application Permitted 21 Jan 2026
DC/25/1949	Prior Notification for Change of Use of Agricultural barn to a single dwellinghouse (Class C3) <b>Duckmoor Barn Wooddale Lane Billingshurst West Sussex RH14 9DZ</b>	No Response  N/A	Application Refused 21 Jan 2026
DISC/25/0360	Approval of details reserved by conditions 4 and 6 to approved application DC/24/1999 <b>Land At 509467 125933 Hilland Road Billingshurst West Sussex RH14 9ZP</b>	Discharge Only  N/A	Application Permitted 9 Jan 2026

DISC/25/0401	Approval of details reserved by condition(s) 17 to approved application DC/24/1571 <b>Platts Corner Petrol Filling Station Newbridge Road Billingshurst West Sussex RH14 9HY</b>	Discharge Only  N/A	Application Permitted  26 Jan 2026
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# **APPENDIX B**

## **HORSHAM DISTRICT COUNCIL PLANNING APPEALS** **BILLINGSHURST PARISH**

### **FOR NOTING ONLY**

#### **New Appeals**

None

#### **Outstanding Appeals**

None

#### **Appeal Decisions**

**APP/Z3825/W/25/3373279 – DC/24/1571**

**Land Parcel at 507911 125837 Newbridge Road Billingshurst West Sussex**

Variation of Condition 23 of previously approved application DC/25/0386 (Variation of Condition 1 and Removal of Condition 18 of previously approved application DC/24/1989 (Variation of condition 1 and 17 of previously approved application reference 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)) in relation to amending the operational hours.

Appeal Allowed 9 Jan 2026

# APPENDIX C

## HORSHAM DISTRICT COUNCIL ENFORCEMENT UPDATES BILLINGSHURST PARISH

### FOR NOTING ONLY

#### New Enforcement

##### **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**

##### **EN/26/0021 – 19 Jan 2026**

Alleged: Major land clearance works being undertaken on site without planning permission  
**The Bromeliad Nursery Marringdean Road Billingshurst West Sussex**

##### **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**

##### **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**

#### Outstanding Enforcement

##### **EN/13/0065 – 27 Feb 2013**

Breach of legal agreement dated 2nd November 2001 (S106\_1025) namely: 1. LAPs not provided 2. POS provided but land not transferred/commuted sums not paid 3. All Ages Play Area commuted sum not paid 4. Recycling facility not provided

**Land at Site H3 Billingshurst Bypass Billingshurst West Sussex**

##### **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/23/0334 – 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**

##### **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/23/0443 – 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**

**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/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**

**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**

**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/25/0436 – 22 Dec 2025**

Advertisements erected without advertisement consent

**Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ**

**Closed Enforcement**

**EN/25/0405 – 18 Nov 2025**

Alleged: Material change of use of property for the keeping of dogs without planning permission

**Steepwood View Marringdean Road Billingshurst West Sussex RH14 9EH**

Close Reason: No Breach