

**NORTH HORSHAM PARISH COUNCIL  
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE  
THURSDAY 30<sup>TH</sup> APRIL 2026 AT 7.30pm  
AT ROFFEY MILLENNIUM HALL**

**CLERK'S REPORT TO BE READ IN CONJUNCTION WITH THE AGENDA  
Numbers relate to those on the Agenda.**

**1. Public Forum**

The Public Forum will last for a period of up to 15 minutes during which members of the public may put questions to the Council or draw attention to relevant matters relating to the business on the agenda. Each speaker is limited to 3 minutes. Business of the meeting will start immediately following the public forum or at 7.45pm whichever is the earlier.

**3. Declaration of Interests**

Members are advised to consider the Agenda for the meeting and determine in advance if they may have a **Personal, Disclosable Pecuniary or Other Registrable Interest** in any of the Agenda items. If a Member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the Agenda item; or when the interest becomes apparent to them. Details of the interest will be minuted.

If the interest is a **Disclosable Pecuniary Interest**, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber, unless they have received a dispensation.

Where you have an **Other Registrable Interest** (which is not a Disclosable Pecuniary Interest), Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

**Decision: To receive any Declarations of Interest from Members of the Committee.**

**5. Chairman's Announcements**

The following announcements are for information only. Should Members wish to discuss any of the issues referred to on a future Agenda, this must be via a request to the Chairman of the Committee.

- i.* Members are asked to note that the following compliance complaints have been received since the last meeting within the North Horsham Parish:

Ref: EN/26/0112

Address: 1A Quarry Close, Rusper Road, Horsham, RH12 5QN

Alleged breach: Breach of condition 4 of application DC/25/0220.

Ref: EN/26/0132

Address: 5 Coniston Close, Horsham, RH12 4GU.

Alleged breach: Development approved under applications not in accordance with approved plans DC/25/0305 and DC/25/0954 (no glazing bars in windows).

Ref: EN/26/ 0136

Address: 1 Bailey Close, Horsham, RH12 5QR.

Alleged breach: Erection of lean to structure without planning permission.

- ii. Members are asked to recall the most recent Chairmans Announcement regarding a proposed Network Rail meeting, at the PET meeting on the 26<sup>th</sup> February 2026 (PET/104/26/ii refers). Earlier this month, contact was made again with Chloe Hobden, the line manager for the Level Crossing Managers in Sussex, to ask if there are any dates for a potential meeting, that the three nominated Councillors can check which one most of them can attend. As of the 23/04/2026, no response has been received. If no response is received before the May PET meeting, the next contact will be made in early June 2026.
- iii. Members are asked to recall the most recent Agenda item regarding speeding along North Heath Lane and surrounding roads that was discussed at the PET meeting in March 2026 (PET/123/26 refers). Recent contact has been made with the WSCC Assistant Area Highway Manager to find out if they have had any recent contact from anyone about speeding around North Heath Lane, and if they are aware of any proposed traffic calming measures for North Heath Lane, and they responded the same day with the below message:

*I have checked our records and can confirm that we have not received any correspondence from either residents or councillors regarding a Traffic Regulation Order (TRO) or any traffic-calming schemes along North Heath Road.*

*That said, I would be happy to discuss this further and to look into any proposals that North Heath Parish Council may wish to pursue.*

*Please do let me know how you would like to proceed*

***Kind regards,***

Recent contact has also been made with Holbrook Primary School, and North Heath Community Primary School, who are both situated off North Heath Lane, to find out the Headteachers views on traffic on North Heath Lane and its surrounding roads. As of the 23/04/2026, no response from either school has yet been received.

- iv. Since the Chairmans Announcement at the March PET meeting (PET/119/26/v refers), regarding the Fairfax Development of 120 homes on land East of Crawley Road, Faygate, Horsham, a Members Briefing from the Fairfax Development Project Team was held with Members of North Horsham Parish Council (NHPC), on Thursday 16<sup>th</sup> April 2026. Notes from the meeting have been circulated to all Councillors.

## 6. Planning Appeals

Horsham District Council (HDC) have advised that an appeal has been made to the Secretary of State against the Council's failure to determine the application within the statutory period, in relation to DC/26/0024 - Bentley House, North Heath Lane Industrial Estate, North Heath Lane, Horsham, RH12 5QE, for the change of use of building to provide 9 residential units. The Planning Inspectorate Reference is 6007051. This application was last considered under the Parish Council's Scheme of Delegation on the 27th January 2026. The comment submitted was "No objection in principle, however, Members have concerns for the safety of potential residents and regarding access".

The appeal will be determined on the basis of Written Representations. This means that the appeal will be decided on written statements of the parties concerned and that no public hearing or local inquiry will be held. HDC have forwarded all the representations made to them on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. If further comment is agreed to be added, or to modify/withdraw our previous comment, it can be done online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> .

The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. HDC have forwarded all the representations made to them on the application to the Planning Inspectorate and the appellant. **All representations must be received by HDC on 12th May 2026.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.** Please note that any representations submitted to the Planning Inspectorate will be copied to the appellant and the local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents can be viewed on the Council's website at <https://publicaccess.horsham.gov.uk/public-access/> by searching using the planning application reference DC/26/0024. A copy of the Council's statement should also be available on the council's website, but please do not delay sending your own representations if the statement is not available.

**Decision: To note the Appeal received since the last meeting.**

## 7. Planning Applications

The current list of Planning Applications for comment is attached as **Appendix 1**.

**Decision: To consider Planning Applications received since 26<sup>th</sup> March 2026.**

## 8. Planning Decision

The current list of Planning Decisions by HDC is attached as **Appendix 2**.

**Decision: To note the Schedule of Planning Decisions made by Horsham District Council since the last meeting in respect of previous applications.**

**NORTH HORSHAM PARISH COUNCIL  
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION  
30<sup>TH</sup> APRIL 2026**

<b>DC/26/0468</b>	<b>HOLBROOK WEST</b>
<b>Site Address:</b> 8 Heather Close, Horsham, RH12 5XD. <b>Proposal:</b> Erection of new front wall to property and increased height to side boundary wall.	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>DC/26/0481</b>	<b>ROFFEY SOUTH</b>
<b>Site Address:</b> 7 Rowan Way, Horsham, RH12 4NS. <b>Proposal:</b> Erection of a single storey side and rear extension, and conversion of garage into habitable living space.	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>DC/26/0508</b>	<b>HOLBROOK EAST</b>
<b>Site Address:</b> 2 Gateford Drive, Horsham, RH12 5FW. <b>Proposal:</b> Demolition of existing detached garage and erection of replacement garage with home office accommodation at first floor level.	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>DC/26/0447</b>	<b>ROFFEY NORTH</b>
<b>Site Address:</b> 23 Clovers End, Horsham, RH12 4LU. <b>Proposal:</b> Installation of dropped kerb and parking space.	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>DC/26/0543</b>	<b>ROFFEY NORTH</b>
<b>Site Address:</b> 79 Lambs Farm Road, Horsham, RH12 4LE. <b>Proposal:</b> Erection of single storey side and rear extension.	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>DC/25/0151</b>	<b>HORSHAM RURAL</b>
<p><b>Site Address:</b> Land To The North and South of Mercer Road, Warnham, West Sussex.</p> <p><b>Proposal:</b> Redevelopment of the site to provide 302 residential units, parking, a retail unit, public car park, public open space, attenuation basins and landscaping.</p>	
<p><b>Previous Proposal April 2025:</b> Redevelopment of the site to provide 304 residential units, parking, a retail unit, public car park, public open space, attenuation basins and landscaping.</p> <p><b>Previous Parish Council Comment 17/05/2025:</b> Objection at this stage, due to overdevelopment and inappropriate location of site, lack of facilities and infrastructure, and lack of evidence of the developers working with Mowbray to compliment that development. NHPC Members noted the concerns of WSCC and endorse those, and are also very disappointed that the developers have not approached the Parish Council to enable questions to be asked of the development and discussed, before a decision on the application was made.</p> <p><b>Parish Council Comment 30/04/2026:</b></p>	
<b>HDC Decision</b>	

<b>DC/26/0570</b>	<b>HOLBROOK WEST</b>
<p><b>Site Address:</b> 9 Haybarn Drive, Horsham, RH12 5JF.</p> <p><b>Proposal:</b> Surgery to 1 x Oak.</p>	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>DC/26/0494</b>	<b>ROFFEY SOUTH</b>
<p><b>Site Address:</b> 2 Woodland Close, Horsham, RH13 6AN.</p> <p><b>Proposal:</b> Surgery to 1 x Oak.</p>	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>S106/26/0020</b>	<b>HORSHAM RURAL</b>
<p><b>Site Address:</b> Mowbray, Old Holbrook, Horsham.</p> <p><b>Proposal:</b> Discharge of schedule 4, part 5, clause 1.1 (open access ball courts) and schedule 4, part 6, clause 1.1 (neighbourhood equipped area of play) if the S106 agreement (DC/16/1677) in connection with phase 2.</p>	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>DC/26/0599</b>	<b>ROFFEY NORTH</b>
<b>Site Address:</b> 114 Rusper Road, Horsham, RH12 4BW. <b>Proposal:</b> Removal of existing dormer and erection of a replacement dormer with photovoltaic panels on roof and new second floor window to the southern (side) elevation.	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>DC/26/0251</b>	<b>ROFFEY NORTH</b>
<b>Site Address:</b> 6 Willow Road, Horsham, RH12 4UN. <b>Proposal:</b> Erection of a single storey rear extension.	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

<b>DC/26/0258 – AMENDED APPLICATION</b>	<b>ROFFEY SOUTH</b>
<b>Site Address:</b> Hassocks House, Comptons Brow Lane, Horsham, West Sussex. <b>Proposal:</b> Conversion of existing garage into habitable accommodation, extension and conversion of existing workshop into a garage with guest accommodation above, together with associated works to front garden. An Amended plan has been received.	
<b>Previous Parish Council Comment 26/03/2026</b> Objection due to Members being concerned this could result in an additional dwelling in an insufficient area with inadequate provision of parking.	
<b>Parish Council Comment 30/04/2026:</b>	
<b>HDC Decision</b>	

**NORTH HORSHAM PARISH COUNCIL  
SCHEDULE OF PLANNING DECISIONS  
26.03.2026 – 30.04.2026**

<b>DC/26/0265</b>	<b>ROFFEY SOUTH</b>
<b>Site Address:</b> 9 Roebuck Close, Horsham, RH13 5UL. <b>Proposal:</b> Replacement windows and door.	
<b>Parish Council Comment 26/03/2026:</b> No objection.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0270</b>	<b>HORSHAM RURAL</b>
<b>Site Address:</b> Mowbray Development Site, Land North of Horsham, Rusper Road, Horsham. <b>Proposal:</b> Removal of Conditions 2 and 7 of previously approved application DC/24/1927 (Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure) relating to water neutrality.	
<b>Parish Council Comment 26/03/2026:</b> No objection.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0277</b>	<b>HOLBROOK EAST</b>
<b>Site Address:</b> 3 Coleridge Close, Horsham, RH12 5PB. <b>Proposal:</b> Erection of a single storey front bay extension.	
<b>Parish Council Comment 26/03/2026:</b> No objection.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0208</b>	<b>ROFFEY NORTH</b>
<b>Site Address:</b> 29 Shepherds Way, Horsham, RH12 4LT. <b>Proposal:</b> Erection of a rear conservatory.	
<b>Parish Council Comment 26/03/2026:</b> No objection.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/25/1721 - Amended Application – Delegated Authority Decision Process used – NHPC Comment added 16/03/2026</b>	<b>HOLBROOK EAST</b>
<b>Site Address:</b> 1 Burns Close, Horsham, RH12 5PE. <b>Proposal:</b> Removal of the existing boundary wall/hedge and the installation of a new 1.8m high close board timber fence with a trellis above.	
<b>Previous Parish Council Comment 18/12/2025:</b> Objection. Members are concerned about the loss of visibility for motorists, and that it is not in keeping with the area.	
<b>Parish Council Comment 16/03/2026:</b> There is no change to the objection and comments previously made on the 18 <sup>th</sup> December 2025.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0324</b>	<b>HORSHAM RURAL</b>
<b>Site Address:</b> 60 Oriel Road, Horsham, RH12 6AH. <b>Proposal:</b> Erection of a rear outbuilding.	
<b>Parish Council Comment 26/03/2026:</b> No objection provided it is not used for residential purposes.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>S106/26/0012</b>	<b>HORSHAM RURAL</b>
<b>Site Address:</b> Land North of Horsham, Old Holbrook, Horsham. <b>Proposal:</b> Discharge S106 obligation (DC/16/1677) relating to Phase 2 Reserved Matter Parcel Plan (Schedule 3 part 2 clauses 1 and 2).	
<b>Parish Council Comment 26/03/2026:</b> No objection.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>S106/26/0013</b>	<b>HORSHAM RURAL</b>
<p><b>Site Address:</b> Land North of Horsham, Area 4, Phase 1, Mowbray, Old Holbrook, Horsham.</p> <p><b>Proposal:</b> Details pursuant to Schedule 3, Part 2, paragraphs 4-9 (Affordable Housing Delivery Scheme) of the legal agreement (ref DC/16/1677) for Reserved Matters Area 4 within Phase 1 of the Mowbray Development Site.</p>	
<p><b>Parish Council Comment 26/03/2026:</b> No objection.</p>	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/25/1995</b>	<b>ROFFEY NORTH</b>
<p><b>Site Address:</b> 3 Reeves Court, Littlehaven Lane, Horsham, RH12 4FH.</p> <p><b>Proposal:</b> Replacement of a shed to the rear of the property.</p>	
<p><b>Parish Council Comment 26/02/2026:</b> No objection, provided that the only use is for storage and no commercial business is run from there.</p>	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0126</b>	<b>ROFFEY SOUTH</b>
<p><b>Site Address:</b> Tree Tops, Comptons Brow Lane, Horsham, RH13 6BX.</p> <p><b>Proposal:</b> Surgery to 1x Fir.</p>	
<p><b>Parish Council Comment 26/02/2026:</b> No objection to the surgery of the Fir tree, subject to the comments of HDC's Tree Officer.</p>	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0108</b>	<b>ROFFEY SOUTH</b>
<p><b>Site Address:</b> Roffeyhurst Cottage, Forest Road, Horsham, RH12 4HL.</p> <p><b>Proposal:</b> Erection of a domestic greenhouse.</p>	
<p><b>Parish Council Comment 26/02/2026:</b> No objection.</p>	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0193</b>	<b>HOLBROOK WEST</b>
<b>Site Address:</b> 15 Wagtail Close, Horsham, RH12 5HL. <b>Proposal:</b> Surgery to 1x Oak.	
<b>Parish Council Comment 26/02/2026:</b> No objection to the surgery of the Oak tree, subject to the comments of HDC's Tree Officer.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0203</b>	<b>ROFFEY NORTH</b>
<b>Site Address:</b> Allotments, Amberley Close, Horsham, West Sussex. <b>Proposal:</b> Surgery to 2x Oak.	
<b>Parish Council Comment 26/02/2026:</b> No objection to the tree surgery, subject to the comments of HDC's Tree Officer. However, due to the trees being on the Allotment site provided by North Horsham Parish Council (NHPC), Members request that if the application is approved, the applicant is instructed to make contact with NHPC if any access is required, due to the site only being accessible for NHPC Allotment Tenants and agreed Contractors.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0110</b>	<b>ROFFEY NORTH</b>
<b>Site Address:</b> 1 Lambs Farm Close, Horsham, RH12 4JZ. <b>Proposal:</b> Erection of a first floor side extension. Erection of a front entrance porch. Installation of bi-folding doors to the rear elevation. Installation of a window to the side elevation.	
<b>Parish Council Comment 26/02/2026:</b> No objection.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/26/0012</b>	<b>HORSHAM RURAL</b>
<b>Site Address:</b> Mowbray, Sports Hub Sub-Phase, Wimland Road, Faygate. <b>Proposal:</b> Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access roads, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, and associated infrastructure.	
<b>Parish Council Comment 29/01/2026:</b> No objection.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/25/2092</b>	<b>ROFFEY SOUTH</b>
<b>Site Address:</b> 82 South Holmes Road, Horsham, RH13 6HP. <b>Proposal:</b> Surgery to 1 x Oak.	
<b>Parish Council Comment 29/01/2026:</b> No objection to the surgery of the Oak tree, subject to the comments of HDC's Tree Officer.	
<b>HDC Decision</b>	<b>PERMITTED</b>

<b>DC/24/0128</b>	<b>HORSHAM RURAL</b>
<b>Site Address:</b> Telecommunications Mast 11774, Rusper Road, Horsham. <b>Proposal:</b> Proposed Base Station Installation Upgrade.	
<b>Parish Council Comment 22/02/2024:</b> <b>Application removed from HDC Planning Site – No comments made.</b>	
<b>HDC Decision</b>	<b>Application removed from HDC Planning Site</b>