



## **HENFIELD PARISH COUNCIL** **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on  
Thursday 25th April 2024 at 7:00pm in the Henfield Hall.**

**Present:** Cllrs R Shaw (Chairman), E Goodyear, A May and A Willard.

**In Attendance:** Two members of the public and Mrs B Samrah (Parish Administrator – PA)

### **MINUTES**

#### **1. DECLARATION OF MEMBERS' INTERESTS**

There were none.

#### **2. APOLOGIES**

Were received from Cllrs Grossmith and Jones.

#### **3. APPROVAL OF MINUTES OF MEETING HELD ON 28th MARCH 2024**

These were approved, they were then signed and dated by the Chairman.

#### **4. MATTERS ARISING**

The Chairman confirmed that a response had been sent in relation to the Fenlea Appeal and that he was due to write a response to the Planning Inspectorate for the Land North of Stonepit Lane before the deadline of 29<sup>th</sup> May 2024.

*The Chairman adjourned the meeting.*

#### **OPEN FORUM**

The Chairman introduced the Committee to the two members of the public who were the owners of the site at Paige's Yard. The member of public said that he owned Paige's Yard and Vinalls Business Centre next door. He confirmed that the car mechanic business had ceased to trade and that he had decided to redevelop the site for residential rather than commercial. He said that local agents had advised of a shortage of smaller dwellings in Henfield and hence the wish to build two-bedroom dwellings with 10 car parking spaces. He said that HDC had hoped that the houses would be nearer the front of the property but that had not been possible because this would create access problems for cars. Cllr May asked about the materials to be used for the building and the member of public said that they would be happy to use materials that were recommended whether to match with the existing Sussex Stock bricks of some homes or London Brick that has been used in Nep Close. He said that he was hoping for a meeting with HDC's Conservation Officer. He said that there was some uncertainty about whether some of the land may be contaminated because of the business that was carried out there and that there may be a "foul" sewer.

The Chairman said that he felt there were still some issues to be resolved but that the committee would discuss the planning permission.

*The Chairman reconvened the meeting and moved straight to discuss planning application DC/24/0465.*

*The members of the public left the meeting at 7.25pm.*

#### **5. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman said that he, along with Cllrs Goodyear and Potts met with two Enforcement Officers from HDC, and a resident of Stonepit Lane, they walked along the lane and saw the sites. The resident was able to express her concerns about the additional traffic. The Chairman said that he felt that it had been a very useful meeting and that the councillors had been able to explain the concerns. They had also met another resident who had experienced a burglary recently.

#### **6. CONSULTATION ON PLANNING APPLICATIONS**

DC/24/0062

Spring Acres West End Lane Henfield West Sussex BN5 9RE

Change of use of land from equestrian to a natural burial ground including parking area, single storey pavilion and landscaping including new tree planting, pond and wildflower meadow.

Tingey

**This committee could see no changes to the original planning application and the committee's decision is the same as the comments previously submitted, namely:-**

**Objection – All Agreed. This committee deems this application is contrary to HD Planning Framework:-**

- **Policy Number 26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area**
- **Policy 33 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings, as the proposal is out of keeping and unsympathetic with the built surroundings and in that it does not respect the character of the surrounding area.**
- **Policy 40 as it does not maintain or improve the existing transport system; nor is located in an area where there is a choice of local transport; and there is no sustainable transport to the site.**

DC/24/0305

Felstead Villa Sandy Lane Henfield West Sussex BN5 9UX

Erection of a replacement single storey rear extension.

Mrs Marielle Carr

**No Objection – All agreed.**

DC/24/0438

Henfield Sports Centre Northcroft Henfield West Sussex BN5 9QB

Installation of air conditioning systems including 4No. external condensers.

Mr Simon Thompson

**No Objection – all agreed.**

DC/24/0453

Saunton Cagefoot Lane Henfield West Sussex BN5 9HD

Fell x2 Beech Hedge and x1 Laurel (Works to trees in conservation area)

Andrew Ballard

**No Objection – All Agreed**

DC/24/0465

Paiges Yard Nep Town Road Henfield BN5 9DZ

Demolition of existing buildings, cessation of commercial vehicle repair business use, provision of new access and erection of two buildings containing overall 3 x 2-bed dwellings and 2 x 2-bed apartments along with ancillary parking and a utility building for each unit.

Mr & Mrs Keith Henley

**The Committee was split with 2 in favour of this planning application and 2 objecting on the grounds that it was contrary to HDPF policy 33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings in line with the comments contained in the Conservation Officers report. The Committee was unanimously in favour of this site becoming a residential rather than commercial space.**

**7. APPEALS**

- 1 Confirmation of Representation(s) for APP/Z3825/C/24/3338558 - Fenlea, Furners Lane, Woodmancote, Henfield, West Sussex, BN5 9HX – This was noted

**8. CORRESPONDENCE**

- 1 Gatwick Airport New Runway DCO Hearings - 2nd May – 2pm – This was noted
- 2 Monthly Planning Compliance Team statistics for March 2024 – This was noted.
- 3 SDNPA Renewable Energy Study – This was noted.
- 4 SDNPA Update post March 2024 Planning Committee – This was noted.
- 5 HDC - Compliance Complaints Received between 15&21.4.24 – This was noted.

**9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS**

Cllr May said that she was looking at the Green Space at Parsonage Farm. She confirmed that she had organised an Arboricultural Report and Biodiversity Report from Sussex Biodiversity Centre. Everyone felt this was a good project for the future.

**10. DATE OF NEXT MEETING**

Thursday 2<sup>nd</sup> May 2024 at 7.00pm

The Meeting closed at 8.07pm