



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on
Thursday 20th June 2024 at 7:00pm in the Henfield Hall.**

Present: Cllrs R Shaw (Chairman), D Grossmith, E Goodyear, J Jones and A May.

In Attendance: Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllr Ayres.

3. APPROVAL OF MINUTES OF MEETING HELD ON 6th JUNE 2024

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

4. MATTERS ARISING

The Chairman said that he'd liaised with Works Officer about sewage problems and he'd said it was only a minor problem. It only becomes a serious problem when it rains very heavily. Therefore the Chairman had not responded to the survey.

It was confirmed that PA has written to resident who raised the query for more information on the missing and broken sign posts and is waiting to hear back. She will then upload to the WSCC website.

It was confirmed that the Chairman is booked on the Future of Neighbourhood Plans on 25th September.

The Chairman adjourned the meeting.

OPEN FORUM

There were no members of the public present.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. NEIGHBOURHOOD PLAN

- 1 To consider the next steps and Review – It was agreed that the Clerk's input was necessary and that this matter should be discussed at the meeting on 1st August 2024.

ACTION POINT: PA would confirm this date with the Clerk.

7. CONSULTATION ON PLANNING APPLICATIONS

DC/24/0506

Pear Tree Farm Furners Lane Woodmancote BN5 9HX

Full application for a proposed four pitch settled gypsy accommodation site

Tingey

Objection – All Agreed. The same applicant has already won permission at appeal which if completed would exceed the demand noted in the Local Plan.

This committee deems that this application (as well as the previous two applications

DC/22/0741 and DC/21/1796) is contrary to HD Planning Framework Policy numbers: -

- **1 as it is not a strategic site in the Local Plan**
- **2 as it is not a nominated site in the Neighbourhood Plan**
- **3 as it is not within an existing built-up area**
- **4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge**
- **19 as it is not a proposal for park homes or caravans to meet a local housing need**

- 21 as this is not a strategic allocated Gipsy and Traveller site
- 22 as it is not an existing Gipsy or Traveller site: there is no objectively assessed need nor is it an extension to an existing site
- 23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking; or would have an unacceptable impact on the landscape
- 25 as does not protect, conserve or enhance the landscape or townscape character of the District; or as does not protect, conserve or enhance the setting of the South Downs National Park
- 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
- 32 as it does not complement the distinctive characters and heritage of the area
- 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
- 33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings
- 39 as it does not demonstrate there being sufficient capacity in the existing infrastructure to meet their requirements; or as there is no assessment of the likely infrastructure requirement or its provision
- 40 as it does not maintain or improve the existing transport system; and there is no sustainable transport to the site

The committee objects to further land being 'given over' to garden curtilage for the gypsy and traveller pitches.

The site is located on a single-track lane (a dead-end) that starts in Henfield High Street. It is being used as a commercial vehicle storage facility whose occupants store a large volume of conduits on the site. It is outside the built-up area boundary and is not a site identified for development in the Henfield Neighbourhood Plan. The misuse of this site has become a real problem for residents of this road both in terms of traffic volume, the types of vehicle now seeking access to the site and the noise created both in accessing the site and on-site. Large lorries are using the single-track lane at all times of day/night often at speed. It is also now more difficult for users to enjoy the public footpath/PROW.

Also, mysteriously, a long swathe of hedgerow has been completely removed without prior notice or permission.

The appellants have a track record of ignoring planning regulations – they do things without proper planning permissions only to appeal when enforcement notices are issued by the District Planning Authority.

We believe that full weight should be given to these Horsham planning policies and the Henfield Neighbourhood Plan .

The committee also stated that this site was not included in the Neighbourhood Plan.

As statutory consultees, the committee requests that this application is heard by the full planning committee. This Committee would recommend that HDC links all application in respect of this property are linked on the website.

DC/24/0735

Oak Cottage Broadmere Common Henfield West Sussex BN5 9SG

Demolition of existing double garage and erection of a timber framed single garage with an office area, mezzanine storage above car port, and external store room.

Mr B Gander

No Objection – All Agreed. Subject to this building remaining ancillary to the main building.

DC/24/0788

Hascombe Farm Horn Lane Henfield West Sussex BN5 9SA

Variation of Condition 1 of previously approved application DC/22/0408 (Erection of a barn for use as stables) Relating to the materials.

Mr Ralph Gilbert

No Objection – All Agreed.

DC/24/0804

Centre of Pond 24M From Little Wyndham, Tan Yard 56M From Tan Yard Tanyard Field Cagefoot Lane
Henfield West Sussex Postcode BN5 9PE
Fell x1 Ash (works to trees in conservation area)
Mr Neal Matheson

Objection – All Agreed. This committee felt that it was not clear which tree required felling. Henfield’s Tree Warden had prepared a report.

ACTION POINT: It was agreed that PA would write to the applicant and send a copy of the Tree Warden’s report to ask for greater clarity.

DC/24/0806

Swains Farm Brighton Road Henfield West Sussex BN5 9RP
Removal of existing agricultural building to be replaced with 4No. new buildings comprising 4No. residential dwellings.
DSC Henfield Ltd

Objection – All Agreed. This committee deems that this planning application is contrary to HD Planning Framework Policy Numbers:-

- **1 as it is not a strategic site in the Local Plan**
- **2 as it is not a nominated site in the Neighbourhood Plan**
- **3 as it is not within an existing built-up area**
- **10 as it does not maintain the quality and character of the area; does not contribute to diverse and sustainable farming enterprises; or promote recreation;**
- **23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking; or would have an unacceptable impact on the landscape**
- **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**
- **27 as the site will generate urbanising effects within the settlement gap, including artificial lighting, and traffic movements**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**
- **33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings.**

This Committee does not feel that the Water Neutrality Statement is sustainable with the link to Pear Tree Farm. If HDC were minded to allow this planning application this committee requests that the conservation officer’s statement is adhered to.

DC/24/0821

Jasmine House High Street Henfield West Sussex
Change of use to 4No. 1 bedroom flats, including external alterations and changes to internal layout, replacement of existing flat roof with hipped roof, replacement of two storey rear extension and erection of rear single-storey extension (Full Application)
Ms K Heague

No Objection – All Agreed. This committee has concerns about Water Neutrality for the application and a shortage of parking.

DC/24/0822

Jasmine House High Street Henfield West Sussex
Change of use to 4No. 1 bedroom flats, including external alterations and changes to internal layout, replacement of existing flat roof with hipped roof, replacement of two storey rear extension and erection of rear single-storey extension (Listed Building Consent)
Ms K Heague

No Objection – All Agreed. This committee has concerns about Water Neutrality for the application and a shortage of parking.

DC/24/0839

Staples Staples Barn Lane Henfield West Sussex BN5 9PR
Extend roof to form hipped gable with Sussex Barn hip to front (East). New fenestration to front elevation and addition of 4 no roof lights. Enlargement of window opening on rear (West) dormer to form French doors with Juliet balcony. Erection of an open sided timber frame front porch.
Mr Rod Carmichael

No Objection – All Agreed.

8. **APPEALS**

Planning Inspectorate Reference: APP/Z3825/C/24/3338558

HDC Planning Application Reference: EN/22/0085

Fenlea, Furners Lane, Woodmancote, Henfield, BN5 9HX

Without planning permission

- a. The material change of use of the Land from a mixed use of agriculture and the storage of a static caravan and a lorry body to a mixed use of agriculture and the open air storage of tyres, wheel hubs, building materials, metal containers, plant, equipment and vehicles normally associated with a civil engineers/highway maintenance contractors depot, including, but not limited to plastic piping, cable drums, manhole covers and frames, road traffic safety barriers, road cones, temporary road signs, temporary metal fencing panels and other miscellaneous paraphernalia, and waste materials
- b. The unauthorised laying of hardstanding at the north end of the Land

Mr Sampson Tingey

Appeal Hearing on 2nd July 2024 commencing at 10:00 am.

Name of Inspector: M Madge Dip TP MA MRTPI

Venue: The Hastings and Knepp Room, Parkside, Chart Way, Horsham, West Sussex, RH12 1RL.

Clr May said that she was interested in attending and it was agreed that PA would find out more details.

ACTION POINT: PA would enquire for more details and liaise with Clr May.

9. **CORRESPONDENCE**

- 1 HDC - Monthly Planning Compliance Team statistics for May 2024 – This was noted.
- 2 HDC - Planning Advisory Peer Review Report – This was noted.
- 3 Pulborough NHP Committee - Research into how well neighbourhood plans are working – The Chairman said that he was happy to prepare a response and it was agreed that this should be sent from the Clerk.

ACTION POINT: Chairman would prepare a statement to be sent from the Clerk.

- 4 HDC - Applications Determined (Weekly List) - Report Period 07/06/2024 to 13/06/2024 - This was noted.
- 5 Notification of planning appeal - DC/23/0660 – Truffles 25th July 2024 – This was noted.
- 6 Training - Essential of Pre-Application Meetings and Discussions – 25th June – It was confirmed that Clr May had been booked onto this course.

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

There were none.

11. **DATE OF NEXT MEETING**

Thursday 4th July 2024.

The Meeting closed at 7.48pm.