



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on
Thursday 4th July 2024 at 7:00pm in the Henfield Hall.**

Present: Cllrs D Grossmith (Chairman), F Ayres and J Jones.

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

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

Cllr Jones declared an interest in DC/24/0873, Scout Community Centre as she is a Trustee of the Clarkes Mead Trust.

2. APOLOGIES

Were received from Cllrs Shaw, Goodyear and May.

3. APPROVAL OF MINUTES OF MEETING HELD ON 20th JUNE 2024

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

4. MATTERS ARISING

The Essentials of Pre-application Meetings and Discussions Training Course – It was agreed that this would be discussed at a later meeting when more Councillors were present.

The Chairman adjourned the meeting.

OPEN FORUM

One of the members of public was a neighbour of the site proposed at DC/24/0535. She expressed concerns over the increased level of traffic, she also said this lane was a popular dog walking area. She said that HDC had incorrectly given her address as Cedar Cottage. Her other concerns were:-

- 1 The site is outside the Built up area boundary (BUAB) and out of character of the surrounding dwellings.
- 2 The mapping is inaccurate and one of the new houses on the site would have to be on her property to fit in to the area or the scale on the map is incorrect.
- 3 Access is via a private road and it had not been possible to establish the owner of the road, custom and practice allowed for access for homes already nearby but that would not apply to newly built homes.

She confirmed that she had put in an objection to HDC by email but this had not been added to the case notes.

The other members of the public were from the site in application DC/24/0863, they said that they no longer wanted to build three houses but wanted to built two homes one to replace a stables and one to replace a barn, both buildings would have a smaller footprint that the buildings they replaced. They said that they thought this would reduce the traffic on the road and would involve using a brown field site not using new green land. They said that the style of building would be agrarian and that neither building would be higher than either of the existing buildings. There would no longer be horses on site thus reducing water usage and using 100% rain water harvesting would further reduce usage. Once built they said that they hoped to sell the two properties.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. NEIGHBOURHOOD PLAN

It was agreed that this would be held over until the meeting on 1st August 2024.

7. CONSULTATION ON PLANNING APPLICATIONS

DC/24/0535

Land Adjacent To Cedar Cottage Furners Lane Henfield BN5 9HS

Erection of 4No. semi-detached dwellings and 1No. detached dwelling together with upgraded access onto Furners Lane. Associated hard and soft landscaping works.

Thomas and Abi Cullum

Objection – All agreed. This committee deems that this application is contrary to HD Planning Framework policies:-

- **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 an existing settlement edge**
- **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**
- **25 as does not protect, conserve or enhance the landscape or townscape character of the District;**
- **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.**
- **31 as the application does not conserve or enhance the natural environment**
- **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.**
- **33.2 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.**
- **33.4 in that it does not respect the character of the surrounding area and buildings.**
- **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.**

A site nearby has already been accepted as a site in Henfield's Neighbourhood plan and will already impact this road.

DC/24/0863

Brookside Farm Dagbrook Lane Henfield West Sussex BN5 9SH

Demolition of 2no Agricultural Buildings and Erection of 2no dwellinghouses.

Tanya Elsam

No Objection – All Agreed.

DC/24/0873

Variation of Condition 14 of previously approved application DC/21/0095 (Demolition of the existing Scout hut and boiler room. Construction of a new Scout Community Centre) Variation sought to allow for a rainwater harvesting system and installation of PV solar panels on the roof of the building.

David Malkin

No Objection – 2 Agreed and 1 Abstained.

8. APPEALS

There were none.

9. CORRESPONDENCE

- 1 Planning Application Consultation - DC/24/0804 – email from HDC - This was noted.
- 2 HDC - Monthly Planning Compliance Team statistics for June 2024 - This was noted.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

11. DATE OF NEXT MEETING

Thursday 18th July 2024.

The Meeting Closed at 7.55pm.