



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on
Thursday 5th September 2024 at 7:00pm in the Henfield Hall.**

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

In Attendance: One member 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 E Goodyear and F Ayres.

3. APPROVAL OF MINUTES OF MEETING HELD ON 2ND SEPTEMBER 2024

The approval of the minutes was held over until the next meeting when it was agreed that the questions that a member of the public had raised would be checked.

4. MATTERS ARISING

The Chairman confirmed that he had met with the Clerk in relation to the Neighbourhood Plan (NHP) and that the NHP was also discussed at the Full Parish Council meeting earlier in the week. He also said that the Clerk was in discussion with the Senior NHP Officer at HDC about a possible meeting to discuss Henfield's queries over the NHP. He said this meeting was likely to be in October. Cllr May said that there were useful comments in documents received in relation to NPPF that would be helpful in Pre-Application Meetings and Discussions. The Chairman confirmed that Cllr Goodyear had circulated an amended Policy on Pre-Application Meetings and Discussions but that further discussion would be held over until Cllr Goodyear was present.

The Chairman adjourned the meeting.

OPEN FORUM

The member of the public wanted to know more about proposed development at Backsettown, she asked why it was a new company now looking to build and the Chairman said that Millwood Homes (the Previous Developer) had been acquired by Elivia Homes and that a number of the staff were the same people. She asked how many homes had been agreed in the NHP and the Chairman confirmed that 30 had been agreed although this development was for 29 homes only.

She asked on what grounds she could comment to the planning application and was told that she could make note of the access route, the height of the houses, the level of traffic and any changes from the original NHP. The Chairman said that he had noted that the consultation with Elivia Homes would end on 18th September and that soon after that Elivia Homes would hope to submit their Planning Application to HDC. He said that he thought it would be sent to this Committee in October or November for comment.

The Member of the public said that parking now in Furners Mead meant often having to wait and let cars go by and that if lorries were also using this route there would be severe problems. She also asked about the parking for contractors when the site was being developed and Cllr Grossmith said that at the Elivia meeting it was implied that Furners Mead may be used. She also asked whether the problem of Water Neutrality had been solved and the Chairman said that it was being offset by a local farm. Cllr May said that she hoped that the name of the farm would be noted when the planning application was submitted.

The Chairman said that when he had spoken to the Chairman of the NHP Working Group they had felt either Furners Mead or Furners Lane could have been the access point to the new development.

The member of the public left at 7.18pm.

The Chairman reconvened the meeting.

5. NEIGHBOURHOOD PLAN

The Chairman said that once a meeting could take place with the NHP Officer from HDC the Parish Council would be better placed with a way forward. Cllr May asked about the deadline and the Chairman said that this was not clear and that the advice from HDC had been to wait and see if the Local Plan was accepted. He also said that looking at Design Principles might be reasonably time consuming but not technically too complex. The Chairman said that he would go through it and highlight the omissions and see what was outdated. He thought that this committee could then look at specific areas in smaller groups.

6. CHAIRMAN'S ANNOUNCEMENTS

There were none.

7. 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.

Mr Tingey

This Committee notes the recent document and deems that its comments already made still stand.

DC/24/1119

17 Newman Walk Henfield West Sussex BN5 9FS

Erection of a rear conservatory

Mr Mitchell

No Objection – All Agreed.

DC/24/1123

Saunton Cagefoot Lane Henfield West Sussex BN5 9HD

Demolition of existing entrance porch and replacement with enlarged and enclosed porch with 1 no. roof light. Creation of carport. Removal and replacement of existing boundary wall. Proposed exterior lighting. Replacement of all existing windows and exterior doors. Rendering of fair faced brickwork.

Mr A Ballard

No Objection – All Agreed. This Committee notes the comments from the Conservationist and Arboriculturist and echoes those concerns.

DC/24/1156

The Bungalow Staples Barn Lane Henfield West Sussex BN5 9PR

Raising of ridge height and conversion of loft. Installation of window to the South elevation, 2No dormers to the East elevation, installation of No.5 rooflights to the West elevation. Erection of an infill side extension.

Mr and Mrs Knight

No Objection – All Agreed. This committee notes that there is an expansion of living space and the number of bathrooms but that there was not a Water Neutrality Statement.

DC/24/1161

Orchard House Nep Town Road Henfield West Sussex BN5 9DY

Erection of an Orangery.

Mr & Mrs de Serpa Pimental

No Objection – All Agreed

DC/24/1207

Browns Farm Hollands Lane Henfield West Sussex BN5 9QY

Removal of Condition 12 and 13 of previously approved application DC/22/0083 (Retrospective application for the installation of a shipping container with open front shelter and covered seating area for use as shop/cafe) Relating to external lighting and opening hours.

Mr Kieran Berrett

Objection – All Agreed. This Committee feels that without putting in stringent conditions there would be a loss of amenity to neighbouring properties in the form of noise and light.

8. APPEALS

Land Parcel At 520128 116244 Stonepit Lane Henfield West Sussex BN5 9QU

Planning Inspectorate Ref: APP/Z3825/W/24/3345055, HDC Ref: DC/24/0367

Use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping.

Mr D Ives

The Chairman confirmed that he had prepared a response which would be sent by the Office.

Paiges Yard Nep Town Road Henfield BN5 9DZ

Planning Inspectorate Ref: APP/Z3825/W/24/3346736 HDC Ref: DC/24/0465

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 and Mrs Keith Henley – **This was noted.**

9. PRE-APPLICATION MEETINGS AND DISCUSSIONS

To receive an update following changes suggested by Cllr Goodyear – It was agreed to hold over until next meeting that Cllr Goodyear could attend.

10. PARSONAGE WOOD AS A NATURE RESERVE AREA

To discuss how this can be carried out – It was agreed to hold over until next meeting that Cllr Goodyear could attend.

11. HENFIELD PARISH DESIGN STATEMENT - ATTACHED

To consider what changes may be necessary in the future - It was agreed to hold over until next meeting that Cllr Goodyear could attend.

12. CORRESPONDENCE

- 1 SLCC – newsletter including - Government seeking views of proposed changes to the National Planning Policy Framework (NPPF) – This was noted.
- 2 HDC - Monthly Planning Compliance Team statistics for July 2024 – This was noted.
- 3 HDC - Notification of planning committee – DC/23/0662 Dene Hollow – This was noted.
- 4 CPRE - make your voice heard on the government's planning changes – This was noted.
- 5 HDC - planning application clearance week w/c 16th September – This was noted.
- 6 HDC - Compliance Complaints received 12-18.8.24 – This was noted.
- 7 Gatwick Airport FASI South Airspace Change Proposal Update Invitation – This was noted.
- 8 CPRE - Consultation: Proposed reforms to the NPPF & changes to the planning system & New Assessed Housing Needs for Sussex LPAs' – This was noted.
- 9 EIA/24/0004- Screening Request for the Land to the East of Charlwood Drive, Henfield – This was noted.
- 10 HDC Compliance Complaints Received 19 25. 8.24 – This was noted.
- 11 WSALC & ESALC - Response to consultation on proposed reforms to the National Planning Policy Framework (NPPF) – This was noted.
- 12 HDC - Monthly Planning Compliance Team statistics for August 2024 – This was noted.

13. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

14. DATE OF NEXT MEETING

Thursday 19th September 2024 in the Committee Room.

The Meeting Closed at 8.19pm.