



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

**Meeting of the Plans Advisory Committee held on  
Thursday 6<sup>th</sup> March 2025 at 7:00pm in the Henfield Hall.**

**Present:** Cllr R Shaw (Chairman), F Ayres, E Goodyear, D Grossmith 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 Scout Hut (DC/24/0873) at item 6

#### **2. APOLOGIES**

Were received from Cllr M Andrews and A May.

#### **3. APPROVAL OF MINUTES OF MEETING HELD ON 6<sup>th</sup> FEBRUARY 2025**

These were approved. They were signed and dated by the Chairman.

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

There were none.

*The Chairman adjourned the meeting.*

#### **OPEN FORUM**

The owners of Roseland in Blackgate Lane (DC/25/0043) said that their application was to try to improve the look of the property and make it more eco-friendly. The gentleman confirmed that the air source heat pump would be to the side of the property, would not be on show, would be 5 metres from the neighbouring property and that the noise level would be 48 - 53 decibels. He said that they wanted to change the clay roof tiles to concrete roof tiles, in line with other houses nearby. He said that they had decided not to put solar panels on the front (west) of the property. The Chairman asked if there would be a revision to the application and the owner said that their architect would prepare documents the following day. Cllr Grossmith suggested that remaining with Clay tiles as the Conservation Officer had recommended would be a good idea. He also said that if heat pumps are in an "alleyway" between houses as against open space then there may be some beating of the pump. The owner said that the colour of the tiles was similar to the existing tiles.

A resident from New Hall Lane, Small Dole said that he had come about the proposed development West of Shoreham Road, Small Dole. He said he was in favour of the development in principle and had approached the Builders with a list discretionary requests:

- Open pedestrian access onto New Hall lane
- Hard standing around the site for the use of joggers/dog walkers.
- Oak trees to be planted
- Refreshing the play area at Small Dole
- Enriching the Skate Park at Mackley's Estate
- Installing a small, gated play area on site

Cllr Goodyear said that the play area at Small Dole is in Upper Beeding Parish and that it would be helpful to have their opinion too.

The Chairman said that Cratus, on behalf of Wates had written to the Parish Council and requested a meeting and he thought that they would attend a Plans Advisory Meeting probably in April to tell this committee about their plans rather than holding a private meeting. He said that if they agreed to attend Henfield Parish Council would invite Councillors from Upper Beeding to attend if they wished.

**ACTION POINT: PA to respond with Cratus and invite them to attend one of the two scheduled PAC meetings in April. Once a meeting was confirmed, PAC should consider how such a meeting gets publicised, especially to Small Dole residents.**

*One person left the meeting at 7.16pm.*

*The Chairman reconvened the meeting and brought forward Planning Application DC/25/0024.*

## 5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

## 6. CONSULTATION ON PLANNING APPLICATIONS

DC/25/0043

Roseland Blackgate Lane Henfield West Sussex BN5 9HA

Removal of 2No. conservatories. Erection of a side extension. Replace roof tiles and flat roof finish, replace all external window and doors and add photovoltaic solar panels.

Mr and Mrs Roberts

**No Objection – all agreed. This committee noted the Conservation Officers comments.**

DC/24/0873

Scout Hut Craggits Lane Henfield West Sussex BN5 9EE

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, air source heat pump and installation of PV solar panels on the roof of the building.

Mr David Malkin

**No Objection – 4 agreed and 1 abstained. This committee notes that neighbours have objected to the siting of the heat source pump and would suggest it is sited on the North facing wall.**

DC/24/1914

The Old Malthouse London Road Henfield West Sussex BN5 9AD

Construction of single storey dwelling

Mr G Sutherland

There was much discussion around this application. The Committee noted the conservation officer's comments and agreed with the objection that indicated there would be harm to the setting of the neighbouring listed building. There was also much concern relating to this development in a Flood 3 zone.

**Objection – all agreed. This Committee deems that this application is contrary to the following HDPF policies**

- **32 as it does not complement the distinctive characters and heritage of the area**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**
- **34 as it does not preserve the locally distinctive vernacular building forms and their settings, features, fabric and materials.**
- **38 as it does not demonstrate proposals will follow a sequential approach to flood risk management without increasing flood risk elsewhere**

**The Parish Council is extremely concerned at the levels of flooding prevalent in this location.**

**The site is in Flood Zone 3, the adjacent road (A281) is closed annually due to flooding from the River Adur.**

**In 2019 (as shown in the attached photo, which also shows the application site underwater) the flooding resulted in the A281 being closed 7 times in 3 months.**

**The Parish Council is so concerned about the flood risk and subsequent hazards that we are currently working with WSCC to install an automated flooding warning system on the A281 to alert drivers to the hazards of flood water and reduce the risk of accidents and stranded vehicles.**

DC/25/0182

Beechurst New Hall Lane Small Dole West Sussex BN5 9YH

Demolition of existing garage, passage and conservatory. Erection of front, side and rear extensions with new roof over and the installation of rear dormer and 5no. rooflights to the front.

Mr and Mrs Philip Robinson

**No Objection – all agreed.**

*Two remaining members of the public left the meeting at 7.25pm.*

CA/25/0017 – Report from Tree Warden attached

Blackgate Lane Henfield West Sussex

Surgery to 3x Lombardy Poplars (Adj to Wor Yem) (Works to Trees in a Conservation Area)

Mr Alan Middleton

**No Objection – all agreed.**

CA/25/0021 – Report from Tree Warden attached  
Whaphams Golden Square Henfield West Sussex BN5 9DP  
Fell 1x Sycamore and Surgery to 1x Hazel and 1x Bird Cherry (Works to Trees in a Conservation Area)  
Mrs Shona Wilson  
**No Objection - all agreed.**

CA/25/0024 – Report from Tree Warden attached with review in a month and response from HDC  
Lane End Church Lane Henfield West Sussex BN5 9NY  
Surgery to 1x Unknown Species (Works to Trees in a Conservation Area)  
Mrs Susan Moore  
**This Committee declined to comment until the tree comes into leaf and the species can be ascertained.**

## **7. APPEALS**

Appeal Ref: APP/Z3825/W/24/3357209 (DC/24/1225)  
Jandola New Hall Lane Small Dole West Sussex BN5 9YH  
Erection of 1no detached dwelling, creation of new access, erection of a detached 2-bay garage and associated works.  
Mr and Mrs Eddie and Anne Spencer-Smith  
Written Representations to be received by 13th March 2025. It was agreed that the Chairman would prepare a submission for the Planning Inspectorate before the deadline.

## **8. HORSHAM DISTRICT COUNCIL – LOCAL PLAN**

Cllr Goodyear had previously circulated a document from HDC about Local Development Scheme. She said that it was possible that a number of officers from HDC planning may leave meaning that their expertise and knowledge would also be lost. Cllr Goodyear's concerns were that councils and neighbours may be removed from the consultation process in the future.

## **9. CORRESPONDENCE**

- 1 Letter and map from ECE - DC/24/1538 - Land to the South of Furner's Lane, Henfield – The changes were noted.
- 2 HDC - Appeal (and Costs Decision) Dismissed: DC/24/0465 - APP/Z3825/W/24/3346736 - Paiges Yard, Nep Town Road, Henfield, BN5 9DZ – This was noted.
- 3 Land South of the Bowls Club – Telephone contact has been made with landowner. The Chairman said that access may be a problem for this site but it was agreed to wait and hear back from the landowner when he had more news of the potential buyer.
- 4 Land West of Shoreham Road, Small Dole – letter from Cratus Group – This was noted and it was agreed that they would be invited to attend a Plans Advisory Committee Meeting.
- 5 SDNP – Local Plan Review – This was noted.
- 6 Monthly Planning Compliance Team statistics for February 2025 – This was noted.
- 7 SDNPA Parishes Meeting (Virtual) - 19th March 2025 – This was noted.
- 8 Henfield Dark Skies Group zoom call with Dan Oakley - 8pm, Monday 17th March – This was noted and Cllr Grossmith agreed to attend.

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

Cllr Grossmith said he was aware of approximately 20 containers, stacked two high on the business park on the Shoreham Road. He agreed to take some photos and contact Enforcement at HDC.

## **11. DATE OF NEXT MEETING**

Thursday 20th March 2025

Meeting closed at 8.20 pm.