



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

**Meeting of the Plans Advisory Committee held on  
Thursday 1st May 2025 at 7:00pm in the Henfield Hall.**

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

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

### **MINUTES**

**1. ELECTION OF CHAIRMAN FOR FORTHCOMING YEAR**

It was **PROPOSED** by Cllr Grossmith **SECONDED** by Cllr Jones and **VOTED ALL IN FAVOUR** to elect Cllr Shaw as **Chairman for the forthcoming year.**

**2. DECLARATION OF MEMBERS' INTERESTS**

There were none.

**3. APOLOGIES**

There were none.

**4. ELECTION OF VICE-CHAIRMAN FOR FORTHCOMING YEAR**

It was **PROPOSED** by Cllr Jones **SECONDED** by Cllr Shaw and **VOTED ALL IN FAVOUR** to elect Cllr Grossmith as **Vice-Chairman for the forthcoming year.**

**5. APPROVAL OF MINUTES OF MEETING HELD ON 17<sup>th</sup> APRIL 2025**

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

**6. MATTERS ARISING**

Appeals Submissions Planning Inspectorate Reference: APP/Z3825/W/25/3361885 DC/23/1072, APP/Z3825/W/25/3361895 DC/23/2180 and APP/Z3825/W/25/3361902 DC/24/0265 for Betley Farm – Comments submitted on 22.4.25 - This was noted.

*The Chairman adjourned the meeting.*

**OPEN FORUM**

There were no members of the public present.

*The Chairman reconvened the meeting.*

**7. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**8. CONSULTATION ON PLANNING APPLICATIONS**

DC/25/0485

Fircroft Barrow Hill Henfield West Sussex BN5 9DN

Erection of a single-storey rear extension with flat-roof terrace, hip to gable roof extension, enlarged rear patio, and fenestration alterations.

Mr and Mrs Mc Laughlin

**No Objection – all agreed.**

DC/25/0494

Owl Cottage Blackgate Lane Henfield West Sussex BN5 9HA

Erection of a single-storey rear and side extension, first floor rear gable dormer and dormers, and side hipped roof addition.

Ms Claire Davidge

**No Objection – all agreed subject to the conditions made by the Conservation Officer.**

DC/25/0546

Barn House Barrow Hill Henfield West Sussex BN5 9DN

Erection of a two-storey residential dwelling, gym/games outbuilding, and associated landscape works.

Jenny Bradley-Hudson

**Objection – all agreed. This committee deems that this planning application is contrary to HDPF 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
- 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; and does not demonstrate that car parking requirements can be accommodated within the immediate surroundings of the buildings
- 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
- 33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings.
- 34 as it does not preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
- 41 as it does not demonstrate adequate safe and secure parking, and highway safety.

**This Committee notes that all six houses nearby affected by the loss of amenity have objected to this planning application.**

DC/25/0583

Land Parcel at 520128 116244 Stonepit Lane Henfield West Sussex

Variation of Condition 2 of previously approved application 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) to amend site layout, including the siting of day rooms and static caravans.

Mr C Doe

**Objection – all agreed.**

**This Committee is extremely surprised that a new site layout is being sought only a few months after Approval has been given. In terms of the Right First Time principle should this layout not have been included in the original application (DC/24/0367)?**

**This committee deems that this planning application is contrary to HDPF numbers: -**

- **23 Strategic Policy: Gypsy and Traveller Accommodation**  
The application to alter Condition 2 will have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties. By lining the static caravans in a row adjacent to the road and the creation of a single day room block would be out of keeping with the local character.
- **25 Strategic Policy: The Natural Environment and Landscape Character**  
The application to alter Condition 2 is contrary to HDPF 25 which seeks to - protect, conserve and enhance the landscaped character,  
The unsympathetic linear approach to siting caravans in a row as proposed along with a substantial service block on the west of the site creates a urbanising effect. As opposed to the informal cottage style groupings of caravans interspersed with hedging/planting and three individual day room buildings in the original approved Block Plan.  
In the Appeal decision APP/Z3825/W/24/3345055 The Inspector drew attention to this aspect "of the proposed development on this site which is on the edge of Henfield and not dissimilar in character to the sporadic residential development in the area lead me to the conclusion that the proposal would not have an adverse effect on the character and appearance of the area."  
"further reinforced by the fact that the Council's Appeal statement indicates that 'this part of Stonepit Lane comprises a rural appearance which is characterised by trees, hedging and planting which predominantly lines the lane.' The proposal would reinforce such characteristics."
- **33.3** The application to alter Condition 2 has an adverse impact on the scale and massing and appearance of the original approved layout and if approved would be out of keeping with the rural surroundings.

CA/25/0039

Hillside House Windmill Lane Henfield West Sussex BN5 9UW

Surgery to 1x Leylandii (Works to Trees in a Conservation Area)

Thomas House

**No Objection – all agreed.**

## **9. APPEALS**

There were none.

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

- 1 Local Plan Update - from Planning Inspectorate and HDC – This was noted.
- 2 Local Plan Update - Frequently Asked Questions – This was noted.
- 3 West Sussex County Times Article – This was noted. This Committee shares Horsham District Council's disappointment and annoyance at the cessation of the review of the Local Plan.

## **11. CORRESPONDENCE**

- 1 Appeals Dismissed: DC/22/1790 – APP/Z3825/W/24/3348204 and DC/23/2311 - APP/Z3825/W/24/3349401 - Marthas Barn Warehouse, Wheatsheaf Road – Circulated 29.4.25- This was noted.
- 2 Horsham District Council - planned IT work this weekend – circulated 30.4.25 - This was noted.
- 3 SDNPA Planning Committee Agenda 8 May 2025 – Circulated 1.5.25 – This was noted.
- 4 It was agreed that PA would the comments from the Tree Warden in relation to Planning Application CA/25/0024.

**ACTION POINT: PA would send the comments to HDC by email.**

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

There were none.

## **13. DATE OF NEXT MEETING**

Thursday 15<sup>th</sup> May 2025.

The Meeting closed at 7.33pm.