



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

Meeting of the Plans Advisory Committee on Thursday 15th January 2026 at 7:00pm in the Henfield Hall.

Present: Cllrs R Shaw (Chairman), D Grossmith, F Ayres, M Chandler, E Goodyear and J Jones.

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

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllr Andrews.

3. APPROVAL OF MINUTES OF MEETING HELD 18th DECEMBER 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

Both members of the public were neighbours of the house in planning application DC/25/1932, the first person said that they had submitted their objection to HDC and spoken with planning officer, in essence they objected as:-

- The diagrams submitted did not indicate the real position of their windows and in some documents their property is not shown on the plans
- This would be a disproportionately large mass and height in comparison to other houses in the vicinity
- Their light and privacy would be negatively affected
- The distance between the properties is currently 6 metres and this would reduce to 1.5 metres
- The appearance and design are not in keeping with other house in the vicinity
- The black cladding is not attractive and not in line with key features of homes in Fawn Rise such as having sash windows and attractive brickwork
- The gardens would be reduced by about 50% and in keeping
- There have been various other applications to other properties nearby which they have not objected to.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/25/1931

Barrow Hill Farm Barrow Hill Henfield West Sussex BN5 9DN

Erection of a two-storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof. (Householder Application).

Mrs Alison Essex

No Objection – all agreed. Subject to the Conservation officer's approval; this committee notes the comments on the Archaeological report.

DC/25/1932

Barrow Hill Farm Barrow Hill Henfield West Sussex BN5 9DN

Erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof. (Listed Building Consent).

Mrs Alison Essex

No Objection – all agreed. Subject to the Conservation officer's approval; this committee notes the comments on the Archaeological report.

DC/25/2016

37 Fawn Rise Henfield West Sussex BN5 9EZ

Erection of a single storey side and rear extension and installation of new fenestration.

Mr and Mrs Cox

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**
- **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**
- **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.**
- **34 as it does not preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;**

DC/25/2053

Park Farm House Wheatsheaf Road Woodmancote BN5 9BA

Demolition of existing pool shed. Erection of new pool house and semi-covered outdoor kitchen and seating area. Installation of solar panels and relocation of existing outdoor unit. (Householder Application).

Mr Johnny Lung

No Objection – all agreed subject to the building remaining ancillary to the main house. The Committee feels that native plants should be planted to mitigate the loss of the not insignificant amount of hedgerow that will need to be removed.

DC/25/2054

Park Farm House Wheatsheaf Road Woodmancote BN5 9BA

Demolition of existing pool shed. Erection of new pool house and semi-covered outdoor kitchen and seating area. Installation of solar panels and relocation of existing outdoor unit. (Listed Building Consent).

Mr Johnny Lung

No Objection – all agreed subject to the building remaining ancillary to the main house. The Committee feels that native plants should be planted to mitigate the loss of the not insignificant amount of hedgerow that will need to be removed.

DC/25/2067

Rapley Cottage Nep Town Road Henfield West Sussex BN5 9DU

Alterations to fenestration. (Listed Building Consent).

Mr and Mrs Malcolm and Jayne Bruce

No Objection – all agreed. Subject to the Conservation Officer's comments.

DC/25/2075

Pentland New Hall Lane Small Dole West Sussex BN5 9YH

Removal of Conditions 8 and 9 of previously approved application DC/21/1523 (Erection of a detached two-storey dwellinghouse) Relating to water neutrality. Variation of conditions 10 (EV charging points), 12 (cycle parking) and 14 (landscaping) following submission of further details.

Mr & Mrs Mayoss

No Objection – all agreed.

CA/25/0149

Report from Tree Warden - attached

Broad Oak Cagefoot Lane Henfield West Sussex BN5 9HD

Fell 1x Copper Beech (Works to Trees in a Conservation Area)

Mr and Mrs Paul Wilkinson

No Objection – all agreed. Subject to the tree stump being ground down and treatment for the fungus be applied.

7. APPEALS

Planning Inspectorate Reference: APP/Z3825/W/25/3375037 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.

Name of Appellant(s): Mr Sam and Charlie Tingey

This committee wishes previous comments to stand.

8. NEIGHBOURHOOD PLAN

The Chairman said that he welcomed the details of the meeting on 26th February between the Planning Inspectorate and HDC and he hopes that the hearing can be restarted.

The Chairman stated Cllrs Perry and Potts had met with members of Campaign to preserve Rural Henfield (CPRH) and that Cllr Potts had written to Mr Kwan at HDC.

The Chairman also said that he had now received the details from the smaller groups that had met to discuss the Neighbourhood Plan (NHP) and that he hoped within the next 10 days to bring the findings together and circulate to this Committee. He anticipated that once agreed by the committee he would contact Mr Kwan at HDC.

9. CORRESPONDENCE

- 1 HDC - Planning Compliance team statistics for 2025 –
- 2 HDC - Planning Committee – DC/25/1019 (Land To The West of Shoreham Road, Small Dole, West Sussex) 20.1.26 at 5.30pm –The Chairman said that he would liaise with Cllrs Perry and Potts who he believed were attending and ensure that they were aware of this committee's previously stated position.
- 3 HDC – Planning Committee – DC/23/0189 (Sandgate Nursery) likely to be 3.2.26 – The Chairman said that he hoped that a councillor would be able to attend and that when a definite date was known, it would be considered again.
- 4 Taylor Wimpey Presentation and Webinar – 5.2.26 – This was noted.
- 5 Examination of the Horsham Local Plan - Information regarding Exploratory Meeting – This was covered under the Neighbourhood Plan.
- 6 Email from resident in relation to DC/25/2016 – circulated 15.1.26 – this was covered in the Open Forum.
- 7 Andrew Griffiths letter about the proposed Taylor Wimpey development was noted

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

11. DATE OF NEXT MEETING

Thursday 5th February 2026.

The meeting closed at 8.05pm.