

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee
held on Thursday 20 February 2020 at 7.00 pm
in Parish Council Office at the Henfield Hall.**

Present: Cllrs Stevens (Chairman), G Perry, M Eastwood, A Donoghue, E Goodyear and A Rickard.

In attendance: Mrs R Grantham (Administrator) and Roger Minost (Architect).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

None

2. APOLOGIES

Cllrs J Potts, A Rickard and R Shaw

3. APPROVAL OF MINUTES OF MEETING HELD ON 6 FEBRUARY 2020

Approved, signed and dated by the Chairman

4. MATTERS ARISING

None

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman adjourned the meeting

OPEN FORUM

Mr Minost brought some amended plans to show the Committee for the Station Stores site on behalf of his client. The plans no longer have a flat roof and have been redesigned with a gap between at the front to give the illusion of two houses, although they are in fact 10 apartments. The Committee agreed that visually the new plans fit better with the street scene. The Chairman also recommended half brick and half render in order to be even more in keeping with surrounding properties.

The Chairman reconvened the meeting

6. CONSULTATION ON PLANNING APPLICATIONS

DC/20/0176

43 The Hooks, Henfield, West Sussex, BN5 9UY

Surgery to 1 x Lime

Applicant: Mr Porter

No objection, all agreed.

DC/20/0231

Bramble Cottage, Church Lane, Henfield, West Sussex

Surgery to 1 x Cherry, 1 x Prunus and 1 x Fruit Tree (Works to trees in a Conservation Area)

Applicant: M Wells

No objection, all agreed.

DC/20/0242

Oak Cottage, Church Lane, Henfield, West Sussex

Fell 1 x Eucalyptus, 1 x English Elm (Works to trees in a Conservation Area)

Applicant: R O'Sullivan

Objection, 5 in favour and 1 against.

The Committee requests that the Tree Officer considers whether the English Elm needs felling or requires a TPO, and notes there is some uncertainty on the land boundary of this property.

DC/20/0024

Beggars Roost Nep Town Road Henfield West Sussex BN5 9DU

Retrospective alteration garage with replacing door with window. Erection of a front porch and installation of gas meter.

Applicant: D Webb

No objection, all agreed. Subject to the Conservation Officers approval.

7. APPEALS

The Chairman commented that there have been a number of appeals. In particular, he noted that the appeal on the Land to the rear of Pear Tree Farm has been approved.

8. HORSHAM DISTRICT LOCAL PLAN

The Chairman has submitted a number of comments to the Neighbourhood Plan Steering Group in order to assist them with their response to the Local Plan. He has also drafted a comparison between the new plans policies, (such as space standards for rooms in new houses, gypsy and traveller accommodation and new limits on converting agricultural buildings) and the old ones. Cllr Eastwood commented that there are now a further approximately 100 houses that are needed in the Neighbourhood Plan in order to meet the Local Plan requirement so further smaller sites may need to be considered. The decision will need to be made by Full Council, guided by the Neighbourhood Plan Steering Group. This uplift was expected and there may need to be some discussion and cooperation with Upper Beeding Parish Council regarding potential further sites in Small Dole. There are a further 7 weeks to comment on the Local Plan.

Cllr Goodyear stated that some people were having difficulty accessing and commenting on the Local Plan on the Horsham District Council (HDC) website, so the Computer Club are running drop-in clinics to assist every Wednesday morning. It is also possible to send an email to Strategic Planning at HDC. The Chairman recommended that Councillors are present at the HDC exhibition on Tuesday the 25th of February in order to give assistance and answer questions.

Action Point: Committee members to organise attendance at the exhibition via email.

Cllr Donoghue mentioned that the positioning of the banner north of the village could be improved to give motorists more time to read it as they drive past.

Action Point: Cllr Goodyear to contact the Works officer regarding this banner.

Cllr Eastwood commented that Henfield appears to have been promoted to a primary retail centre and that it is stated in the plan that Henfield has been included in the Worthing and Shoreham coastal area which implies a duty to cooperate in terms of housing numbers. He has queried whether this is correct and has asked for a copy of the agreement. Cllr Eastwood is also working on a policy by policy analysis on the Land North East of Henfield as well inclusion of the relevant evidence. He commented that there are no policies on new settlements. He stated that the Council will need to decide which sites it wants to comment on.

Action Point: Cllr Eastwood to circulate a draft of his analysis to the Committee members.

9. CORRESPONDENCE

Correspondence has been received with regards to the appeal from the Jack Dunckley site which has been turned down. This now means that the enforcement notice will need to be adhered to within the six-month deadline. This was noted by the Committee.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Perry reported that the Woodland Trust has recommended that all new developments have 30% tree cover.

Action Point: Cllr Perry to circulate details to the Committee.

11. DATE OF NEXT MEETING

Thursday 5 March 2020 at 7:00pm.

Meeting Closed at 7.51pm