



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

Meeting of the Plans Advisory Committee on Thursday 17th September 2026 at 7:00pm in the Henfield Hall.

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

In Attendance: Seven members of the public, Mrs N Humphreys (Parish Administrator – PA), Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. Declaration of Members' Interests

Cllr Jones declared a personal interest in DC/26/1246.

2. Apologies

Were received from Cllr. E Goodyear.

3. Approval of Minutes of the meeting held on 20th August 2026

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

4. Matter Arising

1. WSCC/004/26

Cemex Small Dole Landfill, Henfield Road, Small Dole, BN5 9XJ

Proposed importation of inert restoration materials and reprofiling to provide an attenuation layer to mitigate the impact of climate change by improving long term sustainable management of leachate, temporary diversion of FP2774 and nature conservation, biodiversity and landscape improvements.

Comments submitted 21.08.26 – this was noted.

2. Planning Inspectorate Reference: 6013156 (Written Representation by 10th September 2026)

Horsham District Council Reference: DC/26/0006

Land South of The Bowling Green The Daisycroft Henfield West Sussex BN5 9RN

Erection of 9no. detached dwellings with associated parking, landscaping, hardstanding, access and associated works.

Comments submitted 07.09.26 – this was noted.

The Chairman adjourned the meeting.

Open Forum

The Chairman welcomed the visitors.

Two people, in relation to DC/26/1283, said that they felt this planning application was finishing the site and complemented the other building. They said it was a single dwelling which would sit within the footprint of the existing barn.

One person, in relation to DC/26/1185, said that the site which was originally a garden centre appeared to be 5-6 acre site covered with hardcore and road filings and being used, in part, as a lorry park. The Chairman said that the site had some approved applications, but that he was unsure whether the current usage mirrors the existing applications, he added that there had recently been a new application of storage units.

The member of the public said that neighbours have seen lorries from at least three 3 companies parked at the site and that a very large building has been erected – whilst the application for this was in relation to storage for the garden centre business and office accommodation, it was being advertised online for industrial storage unconnected with the businesses present there.

The Chairman asked whether the gentleman had been in contact with HDC with this information who confirmed he had sent details to HDC including the advertising for the storage and parking of vehicles.

Cllr Ayres reminded him that he should direct all comments to HDC and encourage other neighbours to do the same.

Cllr Noel said that he would look into the outstanding enforcements.

The Chairman said that he thought that officers from HDC should be asked to attend the site with members of this Committee to establish the current state. Cllr Grossmith said he had concerns that the Design Statement submitted was not necessarily being followed. Cllr Andrews felt it would be helpful for HDC to confirm what applications have

been approved, which are awaiting and what enforcement notices are still outstanding. Cllr Jones added that this new application does include HGV parking.

One person, in relation to DC/26/1169, said she would be happy to answer any questions. She said that the change was to create a reception area and a mixed-use unit. She confirmed that one of the units would be used for MoTs which had not been originally anticipated and they wanted to install 3 more ramps and MoT station. She stated that the opening hours would remain the same and that there would be no weekend use.

The other member of the public added that he would be happy to answer any question on DC/26/1269 and DC/26/1270.

The Chairman reconvened the meeting.

5. Chairman's Announcements

There were none.

6. Consultation on Planning Applications

DC/26/1003

Swains Farm Brighton Road Henfield West Sussex BN5 9RP

Demolition of existing and erection with 4no. dwellinghouses and associated landscaping works.

Mr S Tingey

Objection – all agreed. The committee noted that the application bore close resemblance to rejected planning applications DC/25/0781, DC/24/1164. As such, the committee's objections remained valid to this new planning application as it is contrary to HDC Planning Framework Policy 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**
- **3 as it is not within an existing built-up area**
- **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.**
- **23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking; or would have an unacceptable impact on the landscape**
- **26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area**
- **27 as the site will generate urbanising effects within the settlement gap, including artificial lighting, and traffic movements**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings, especially the listed building nearby.**
- **33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings.**

This Committee noted the conservation officer's objection to this development

One person left the meeting at 7.25pm.

DC/26/1185

Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB

Erection of 2no. commercial buildings to be used for storage and distribution.

Mr Jack Dunckley

This Committee feels that it could not make a comment until it ensures that the site is being used in accordance with the planning applications already agreed. This Committee notes that there are already comments from neighbours indicating that this site is not being run just as a garden and landscaping business but as a lorry park and haulage business.

This Committee deems that it would be useful to have a meeting at the site with HDC officers to ascertain the business being carried out and which enforcement notices have been complied with.

DC/26/1169

Southdown Enterprise Park, Unit 2 East Shoreham Road Henfield West Sussex BN5 9SE

Change of Use of Unit 2 East from B8 (Storage and Distribution) to B2 (General Industrial) use to include car repairs and MOT Class 7.

Mr and Mrs Alex Coles

No Objection – All Agreed,

2 people left the meeting at 7.32pm

DC/26/1246

Land at The Crows Nest New Hall Lane Small Dole West Sussex BN5 9YH

Erection of a single chalet bungalow and detached garage.

Mr Steve Campbell

No Objection – Four Agreed and One Abstained subject to the immediate neighbour's representations being adequately considered by HDC.

DC/26/1260

34 Staples Barn Henfield West Sussex BN5 9PN

Erection of front porch and alterations to front elevation, replacement of existing brickwork and tile hanging and replacement of existing flat roof with pitched roof.

Mr and Mrs Waymark

No Objection – All Agreed.

DC/26/1261

Craggitts Craggitts Lane Henfield West Sussex BN5 9EE

Surgery to 1 x Holm Oak

Mrs Myra Protopapadakis

No Objection – All agreed.

DC/26/1269

Harwoods West End Lane Henfield West Sussex BN5 9RF

Conversion and extension of outbuilding to create ancillary residential accommodation (Householder Application).

Mr and Mrs Jonathan Hazel

No Objection – All agreed.

DC/26/1270

Harwoods West End Lane Henfield West Sussex BN5 9RF

Conversion and extension of outbuilding to create ancillary residential accommodation (Listed Building Consent).

Mr and Mrs Jonathan Hazel

No Objection – All agreed.

One person left the meeting at 7.35pm.

DC/26/1283

Brookside Barns Dagbrook Lane Henfield West Sussex BN5 9SH

Demolition of existing building and erection of 1no detached dwelling and associated works.

Tanya Elsam and Bob Miller

No Objection – All Agreed.

2 people left at 7.35pm.

DC/26/1284

Jandola New Hall Lane Small Dole West Sussex BN5 9YH

Conversion of existing outbuilding to 1no. dwelling and associated works.

Mr and Mrs Spencer-Smith

No Objection – All Agreed provided it remains ancillary to the main building, but it appears that this will not be the case in which case this Committee would not support the application.

DC/26/1356

Jandola New Hall Lane Small Dole Henfield West Sussex BN5 9YH

Permission in Principle (PIP) application for the erection of 1no dwelling.

Mr and Mrs Spencer-Smith

Objection - All Agreed. This Committee deems that there is insufficient information with regards access and it appears that the boundaries drawn would appear to make access to Jandola and the application in respect of DC/26/1284 impossible.

DC/26/1287

Brookside Farm, Little Orchard Dagbrook Lane Henfield West Sussex BN5 9SH

Demolition of existing single storey dwelling and erection of new 2-storey dwelling.

Mr Bob and Mrs Lorna Miller

This Committee does not have an objection in principle to the demolishing of the existing building but finds it difficult to give a positive response to the new building without knowing e.g. the height of the building and pitch of the roof. The Committee believes the application lacked clarity in its presentation and was missing important detail, so could not properly consider the application.

7. Appeals

Appeal reference: 6007104 (DC/24/0535) – This was noted.

Land adjacent to Cedar Cottage, Furners Lane, Henfield, West Sussex, BN5 9HS, United Kingdom

The appeal is allowed and planning permission is granted for erection of 2no pairs of semi-detached dwellings and 1no detached dwelling together with upgraded access onto Furners Lane and associated hard and soft landscaping works at Land adjacent to Cedar Cottage, Furners Lane, Henfield BN5 9HS in accordance with the terms of the application, Ref DC/24/0535, subject to the conditions in the attached schedule. This was noted.

8. Neighbourhood Plan and Local Plan

- 1 HDC - Examination of the Local Plan - October Hearing Sessions Information – This was noted.
- 2 HDC - Hearing Documents (October Hearings) - Examination of the Local Plan – This was noted.

9. Correspondence

- 1 AiRS – Community Land Trust – The Chairman said that he wanted to keep this for information and re-visit in relation to the site behind Wantley Hill, owned by WSCC and identified in the Neighbourhood Plan possibly in late 2026 or early 2027.

ACTION PLAN: The PA would ensure that it was included in an agenda in December 2026 or January 2027.

- 2 HDC Report – from Cllr. J Potts – This was noted.
- 3 HDC - Monthly Planning Compliance Team statistics for August 2026 – This was noted.
- 4 NALC Neighbourhood Plan Survey – This was noted and it was agreed not to respond.
- 5 HDC – Compliance complaints 7 – 13.9.26 – This was noted.

10. Any other Urgent Matters to be raised by Councillors

There were none.

11. Date of Next Meeting

Thursday 1st October 2026.

The meeting closed at 8.29pm.