Henfield Parish Council

Plans Advisory Committee

Meeting of the Plans Advisory Committee on
Thursday 5th of November 2026 at 7:00pm in the Henfield Hall.

Present: Cllrs R Shaw (Chairman), D Grossmith, F Ayres, N Duncanson, E Goodyear, and J Jones.
In Attendance: Mrs N Humphreys (Parish Administrator – PA).

Minutes

1. **Declaration of Members' Interests**
   Cllr. Ayres declared a personal interest in DC/26/1014.

2. **Apologies**
   Cllr. Andrews did not attend.

3. **Approval of Minutes of the meeting held on 22nd October 2026.**
   All approved them. They were signed and dated by the Chairman.

4. **Matter Arising**

   a. Update on reaching out to Taylor Wimpey, to commence a dialogue, for ongoing discussion.
   This has not taken place, but it was agreed by all to reach out to the developer before they have completed their outline planning application for the development.
   Action Point – PA to contact the developer/planning consultant.

   b. Update on the National Planning Policy Framework and updating the design statements.
   There were no updates.

   The Chairman adjourned the meeting.

   Open Forum
   A member of the public, the architect for the proposed build attended, to share details of the planning application DC/26/1592 and to answer any questions.
   The drawings/designs remain unchanged, and the proposed building is not much bigger footprint (but two storeys) than the existing annexe. The parking will be adjacent to Barn House and there will be footpath access to the new build.
   There has been one objection recorded by a local resident and the Conservation Officer's comments was also not in favour of the build. There was acknowledgement that the house design was suitable and in keeping with the area, but the location is not ideal for a dwelling, due to the restricted access, parking etc.
   The architect said the height of the new building would be 6m from ground to ridge, however, if necessary, due to the sloping nature of the plot, the house could be repositioned to sink into the landscape, to appear lower.
   The construction phase of the build was discussed and the architect confirmed that he would prepare a full Construction Design Management Plan and was confident that the build could be managed without disruption to residents. He has consulted a Transport Consultant, and the access has been discussed with West Sussex County Council (WSCC). He will be preparing an Arboriculture report to ensure that any concerns are addressed and will engage in conversation with the Conservation Officer.

   The member of the public left the meeting at 7.27pm.

   The Chairman convened the meeting.

5. **Chairman's Announcements**
   There were none.

6. **Consultation on Planning Applications**
   DC/26/1014
   Replacement of 4no. existing metal/Crittall windows in the western elevation with uPVC windows (Listed Building Consent).
   The Henfield Club Cagefoot Lane Henfield West Sussex BN5 9HD
   Mr Karl Spendlove
   No Objection – Five approved and one abstained due to declaration of interest.

DC/26/1584
Replacement of existing original overhanging tiles with external wall insulation and silicone render.
41 Furners Mead, Henfield, West Sussex, BN5 9JA
Mr Nicholas Oliver-Taylor
No Objection – All approve.

DC/26/1592
Erection of no 1 dwelling, with associated parking, landscaping, and access.
Barn House Barrow Hill Henfield West Sussex BN5 9DN
Ms Jenny Bradley-Hudson
The application was discussed in Open Forum and the conclusions was: One objected and five approved, subject to satisfaction of the Conservation Officer's concerns being considered.

DC/26/1620
Surgery to 1 x Horse Chestnut and 1 x Beech Trees
8 Greenways, Henfield, West Sussex, BN5 9TZ
Lesley and Carl Fry
No Objection – All approve.

DC/26/0143
Erection of 3 buildings (D, E & F), reposition PD Building C, provision of formal parking and turning layout to serve all units along with dedicated internal access to land to the rear, the use of Buildings C, D & E for variable B8 and E(g) use, Building F for variable B8, E(d), & E(g) use and for all Buildings (A, B, C, D, E & F) & all units to be capable of being used independently of each other
Hollinger, Marthas Barn Warehouse Wheatsheaf Road Henfield West Sussex BN5 9AX
Mr Laxley Pennant
It was noted that this application has been resubmitted with minimal additional/changed plans, post the original decision.
Objection remains by all and all agree with Horsham District Councils original decision and reasons for objection.

7. Appeals
There were none.

8. Neighbourhood Plan and Local Plan
There were no updates**.**

9. National Planning Framework:
There were no updates.

10. Correspondence
a. AiRS - Housing Working Group proposed meeting– circulated 28/10/2026.

This was noted and it was agreed to approach AiRs for a meeting in January, prior to a Plans Advisory Committee meeting to ensure the attendance of as many members of the committee as possible.
Action point – PA to contact AiRS to determine availability for either the 7th or 21st January 2027 at 6pm.

b. Henfield High Street - issues for the next meeting of the Plans Advisory Meeting – circulated 02/11/2026.
A Henfield resident has contacted the Parish Council to raise the concerns of parishioners, about the status of the grade two listed, sixteenth century coaching inn, the George Hotel. They queried the potential of securing Asset Community Value (ACV) status for the pub, with it being owned by a village cooperative, which has occurred in other parishes.
The committee discussed that although organisations, including Parish Councils, can apply for a building to become an ACV, there are strict requirements that need to be proven to be deemed to have community value.
Once this has been determined, there are four steps to be followed:
1: submit a written nomination to the local planning/district/unitary authority, including boundary plans, details of ownership/occupation, and justification of community value.
2: The local authority has 8 weeks to assess whether the asset meets the criteria, consult relevant parties, and decide whether to list it on the official ACV register and local land charges register.
3: The owner has 8 weeks to request an internal review of the listing decision. If unsuccessful at review, the owner can appeal to an independent tribunal within 28 days.
4: Once listed, the asset remains on the register for up to 5 years
A list of all registered Community Assets can be located on the Horsham District Council website.
It was discussed that The George is likely not to qualify for nomination, due to the fact there is no evidential use of the Pub for community or charitable purposes (and is not the only pub in the village), and an application would be likely refused by HDC.
During discussions it was noted that a Conservation Officer has been consulted regarding the George and they had confirmed that they currently do not have any concerns about the property.

There are further issues regarding contacting the owners of the George as it is owned by an organisation – Stonegate Pub Company Limited, a Property Holding and Pub Management Company, with an overseas registered address in the Cayman Islands.

The same resident also questioned the roof work on the c17 grade 2 listed Southdown House which has been suspended with the work incomplete (ref DC/26/0323).
It was discussed that as a commercial matter, the committee's remit was limited. However, there was concern over the length of time the scaffolding has been present, especially given the proximity to the pelican crossing.
Action Point – PA to check the original planning application and related restrictions for duration of erection of scaffolding and raise concern with HDC planning team over the length of time that the scaffolding has been there.

c. HDC – Compliance Complaints – EN/26/0387, 18 Wisden Walk, Henfield – This was noted.

11. Any other urgent matters raised by Councillors.

- Consider whether surgery to Lucombe Oak in Mill Drive would be beneficial.

Concerns were raised by the Chairman of the size and number of overhanging branches and the potential dangers that could result if there are high winds.
Everyone agreed that surgery to reduce risks was likely to be necessary, there is apparently no Tree Preservation Order for the tree. The tree is located on West Sussex County Council (WSCC) land.
Action point – Parish Office to contact WSCC to request an independent tree inspector visits the site and include Roger Noel in any correspondence.

12. Date and time of next meeting.

Thursday 19th November at 7pm.