

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee
held on Thursday 21st of May 2020 at 2.30pm via Zoom conferencing.**

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

In attendance: Mrs R Grantham (Administrator) and two members of the public.

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

Cllrs Donoghue and Perry both declared a personal interest in item 5 application references DC/20/0835 and DC/20/0839 as they are both personal friends of the applicant.

2. APOLOGIES

Cllrs Stevens and Shaw

3. APPROVAL OF MINUTES OF MEETING HELD ON 7th May 2020

Approved, to be signed at a later date when admission to the parish office is permitted.

4. MATTERS ARISING

The Chairman advised that Cllr Stevens had been asked to submit any comments on applications via email prior to the meeting but that no response was received. She also stated that she will be assessing the suitability of MS Teams for the next meeting.

The Chairman adjourned the meeting.

OPEN FORUM

Mr Rowe, who submitted the application for the bus stop at Whiteoaks on behalf of his client, stated that he sees no reason for the committee to maintain an objection to the proposal and that he believes the bus stop would be of use to the applicant and neighbours. He commented that the West Sussex County Council (WSCC) highways engineer was happy with the plan, as were the bus operator. He also commented that WSCC had initially sent the consultation to the incorrect Parish Council.

The Chairman reconvened the meeting.

It was resolved to move item 7 a) (Bus Stop at Whiteoaks, Shoreham Rd) on the agenda further forward for discussion.

Following a discussion, the committee voted unanimously to object to this application. This was on the grounds of lack of safe pedestrian access to the proposed bus stop, the proximity to the adjoining bus stops, vehicle safety and the lack of resident consultation.

The committee also requested that a WSCC Highways officer visits the site to meet and discuss the matter with a council representative and Mr Rowe.

ACTION POINT: The administrator to email WSCC with the committee's decision.

5. CONSULTATION ON PLANNING APPLICATIONS

DC/20/0863
2 Faircox Cottages, Faircox Lane, Henfield
Demolition of existing conservatory and erection of a single storey rear extension (Householder Planning)
Mr Heasman

No objection, all agreed. Subject to conservation office approval.

DC/20/0864

2 Faircox Cottages, Faircox Lane, Henfield

Demolition of existing conservatory and erection of a single storey rear extension (Listed Building Consent)

Mr Heasman

No objection, all agreed.

DC/20/0581

Ivy Cottage, High Street, Henfield

Erection of single storey rear extension (AMENDED PLAN)

Mr C Sykes

No objection, all agreed.

DC/20/0843

Ivy Cottage, High Street, Henfield

Erection of a car port to the rear.

Mr C Sykes

No objection, all agreed.

DC/20/0835

Mountain Ash House, High Street, Henfield, West Sussex

Change of use of ground floor of building from use classes A1/A3 (shop/café) to use classes A1/A3 (shop/café) and C3 (dwelling house) with associated internal and external alterations to a Grade II listed building (Full Application)

Mr J Willis (Chemists) Ltd

No objection, all agreed. Subject to conservation officer approval.

DC/20/0839

Mountain Ash House, High Street, Henfield, West Sussex

Change of use of ground floor of building from use classes A1/A3 (shop/café) to use classes A1/A3 (shop/café) and C3 (dwelling house) with associated internal and external alterations to a Grade II listed building (Listed Building)

Mr J Willis (Chemists) Ltd

No objection, all agreed. Subject to Conservation Officer approval.

DC/20/0816

The Henfield Hall, Coopers Way, Henfield, West Sussex

Erection of a single storey rear extension.

The Trustees of Henfield Hall c/o Peter Shepherd

The committee declined to comment as it is a tenant of the Henfield Hall.

DC/20/0842

Rosemarkie, Church Street, Henfield, West Sussex

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

Mr C Simmonds

The committee declined to comment as the applicant is a councillor.

DC/20/0817

Brookside Farm, Dagbrook Lane, Henfield, West Sussex

Change of use from an agricultural building to dwellings (C3 Use class). Agricultural barn/holding
T Elsam

Objection, 5 in favour and 1 against. Contrary to Horsham District Council Planning Framework policies 2.5, 2.6, 4, 25.1, 25.4, 26, 28, 32, 33, 34.7 and 40.

DC/20/0895

Pear Tree Farm, Furners Lane, Woodmancote, Henfield

Application to confirm external tyre storage yard having been in existence for in excess of 10 years (Certificate of Lawful Development – Existing)

Tingey

The Parish Council has no evidence that either agrees or disagrees with the application.

DC/20/0540 (AMENDED PLAN)
Southbank Barn, New Hall Lane, Small Dole, Henfield
Erection of a conservatory to rear elevation and front porch
Mr & Mrs Wood
No objection, all agreed.

6. APPEALS

There were no appeals to consider.

7. CORRESPONDENCE

- a) Bus Stop at Whiteoaks, Shoreham Rd – Application for new bus stop
This item was discussed following the Open Forum.
- b) Taylor Wimpey Proposal
Cllr Eastwood explained that Taylor Wimpey had contacted him regarding a proposed development north of Wantley, and that they had suggested a meeting with the committee in order to discuss further. This requires approval from full council. The Chairman stated that she feels it would be appropriate to meet once Coronavirus restrictions have been lifted. The Chairman also commented that an education report had been received suggesting the need for an additional primary school. Cllr Donoghue commented that she had not yet been able to assess this report or compare to that in the Local Plan.

It was resolved to seek approval from full council to meet with Taylor Wimpey after current restrictions are lifted.

ACTION POINT: The Clerk to include this item on the agenda for the next meeting of Full Council.

8. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

None

9. DATE OF NEXT MEETING

Thursday 4th of June 2020 at 2.30pm either via Zoom conferencing or MS Teams, TBC.