

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

Meeting of the Plans Advisory Committee
held on Thursday 4th of June 2020 at 2.30pm via Zoom conferencing.

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

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

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

None

2. APOLOGIES

Cllr N Stevens

3. APPROVAL OF MINUTES OF MEETING HELD ON 21st MAY 2020

Approved, to be signed at a later date.

4. MATTERS ARISING

The Chairman advised the committee that the motion to meet with Taylor Wimpey was passed at the full council meeting on Tuesday the 2nd of June.

Action Point: The Chairman to check with the Clerk as to whether a response to Taylor Wimpey has been sent.

The Chairman advised the committee that Microsoft Teams has been trialled twice as an alternative to Zoom for meetings. On the first occasion the Clerk was then unable to use the microphone without re-configuring the web browser in order to join. On the second trial Cllr Eastwood was also invited to join but had to download an app first, the Clerk was still unable to access his microphone without downloading an app. The decision was taken to continue using Zoom in order to avoid members of the public experiencing similar difficulties.

The Chairman then reported that shortly after the previous PAC meeting, Cllr Barnard (WSSC) had intervened and that the proposed bus stop at Whiteoaks, Shoreham Rd will now not go ahead.

The Chairman adjourned the meeting

OPEN FORUM

Two members of the public were in attendance in order to express concerns regarding the Station Stores development, reference DC/20/0885. The first mentioned that there is a problem with sewage in the area and that the system may not cope with another 10 properties. The second commented that there has already been a lot of development in the area, which could constitute over development. They both also expressed concern regarding the high level of traffic and cars parked along the road, particularly at the weekend.

Roger Minost, architect of this particular plan, offered to answer any questions on the development and stated that the sewage issues will be considered by Southern Water and the parking and traffic issues by West Sussex County Council Highways as part of the planning process.

Cllr Eastwood commented that he will be reviewing infrastructure as part of a request by Horsham District Council in reference to the Local Plan. He will be sure to include the sewage issue as part of this review.

Cllr Perry asked Mr Minost whether any electric car charging points would be installed and whether a car sharing scheme had been considered. Mr Minost confirmed that 8 electric car charging points are planned and that he is happy to consider promoting a car sharing scheme.

The members of the public left the meeting at 2.53pm

The Chairman reconvened the meeting.

5. CONSULTATION ON PLANNING APPLICATIONS

DC/20/0885

Brangwyn, Station Road, Henfield, West Sussex

Demolition of existing shop and dwelling and construction of 10 one-bedroom apartments with parking forecourt and ten domestic storage buildings to rear with associated bicycle parking and refuse storage.

Mr & Mrs Gurprashad

No objection, 6 in favour and 1 against.

Action Point: The Chairman and Cllr Eastwood to discuss with Horsham District Council the implications of this development not being included in the neighbourhood plan.

DC/20/0911

Stable Building East of Green Oaks Barn, Wheatsheaf Road, Henfield, West Sussex

Erection of single storey rear extension.

Mr Pennant

No objection, all agreed.

DC/20/0604

Rye Farm, Hollands Lane, Henfield, West Sussex

Prior approval of proposed change of use of agricultural building to a dwelling house (Use Class C3) and for associated operational development.

Mr & Mr Barrott

Objection, all agreed. Contrary to Horsham District Planning Framework policies 1, 2, 4, 25, 26, 33, 34 and 38.

DC/20/0813

Whiteoaks, Shoreham Road, Small Dole, Henfield, West Sussex

Full Application for a proposed two pitch settled gypsy accommodation site including personal occupancy condition (AMENDED DESCRIPTION).

Tingey

Objection, all agreed. Contrary to Horsham District Planning Framework policies 1, 2, 4, 23, 25, 26, 32, 33, 38 and 40.

DC/20/0972

Dumana, Henfield Common South, Henfield, West Sussex

Replacement entrance porch. Erection of a single storey rear extension and installation of a new bay to lounge.

Mr R Brown

No objection, all agreed.

6. APPEALS

None

7. CORRESPONDENCE

The committee had no comments to make on the correspondence received in respect of the appeal against enforcement at The Granary, Shoreham Road.

8. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Eastwood reported that he had been requested by Cllr Morgan to alert the committee and the public to the increase in unlawful building activities that are taking place. He asked all to be vigilant and reminded members that reports can be made anonymously to Horsham District Council. Cllr Morgan is drafting an article to publicise this in BN5 magazine and on Facebook.

Cllr Eastwood then reported that he has discussed the position on the neighbourhood plan with Mr Ray Osgood. There is still no decision statement although Mr Osgood is now in receipt of a draft. There has been a request from Horsham to agree to deferring the referendum until next year however the parish council have already agreed to request a postal ballot. Mr Osgood has queried this with Horsham who have stated that the decision statement process must take place first, then the request for a postal ballot can be made.

9. DATE OF NEXT MEETING

Thursday 18th of June 2020 at 2.30pm via Zoom conferencing.

Meeting Closed at 3.05pm