

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

Meeting of the Plans Advisory Committee
held on Thursday 1st October 2020 at 4:00pm via Zoom conferencing.

Present: Cllrs N Stevens (Chairman), A Donoghue, M Eastwood, E Goodyear, J Potts (HDC), A Rickard, R Shaw

In Attendance: Mrs B Samrah (Parish Administrator), Mr K Oliver (Project Director at Taylor Wimpey), Mr H Phillips (Strategic Land Manager at Taylor Wimpey), Mr D Fryd (Senior Account Director at beg), Mr N Marshall (Partner at I transport), Ms J Samuelson (Planning Consultant),

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none

2. APOLOGIES

Cllr Perry

3. APPROVAL OF MINUTES OF MEETING HELD ON 17th SEPTEMBER 2020

Approved to be signed by the Chairman at a later date in the Parish Office.

4. MATTERS ARISING

There were none.

OPEN FORUM

The Chairman brought forward item 8, a without prejudice meeting with Taylor Wimpey on their proposed development to the east of the Wantley Estate; and asked the representatives of Taylor Wimpey and beg to introduce themselves. Mr Fryd thanked the councillors for allowing them to present and for bringing forward the meeting. Mr Oliver explained that Taylor Wimpey have an optional interest in the land at the northern end of village. Mr Oliver continued that Taylor Wimpey had built 16,000 homes last year in Sussex, He also explained that Taylor Wimpey would want to deliver houses that would be in the style of the village of Henfield. Cllr Eastwood did not want town-style houses that would spoil the village; and the Chairman advised Taylor Wimpey to consult the Henfield Parish Design Statement, a supplementary planning document appended to the Henfield Neighbourhood Plan, which gave guidance on local vernacular building styles. The development would provide plenty of walking and cycling access to the High Street via Fillery Way and Furners Lane whilst access by car would be to the north end of the village. Mr Oliver said that Taylor Wimpey would provide a primary school on the East side of the village although the Chairman said that there was a greater need for a secondary school as the existing primary school currently had spare capacity.

Cllr Eastwood felt that a new development would have a bigger impact on the services of the medical centre. He also said that the provision of a pavilion with one or two all-weather pitches would be welcomed. He felt that the need for an additional car park would not be a priority since the two existing car parks coped well with parking since the introduction of charging by HDC. Mr Oliver said that if the development was to go ahead that the village would be able to have a say in what facilities could be offered in the village.

Cllr Rickard asked where the nearest Taylor Wimpey development could be found so that councillors could look at the houses. Mr Oliver advised that the nearest were in Lindfield. Mr Oliver said that he felt that the project was likely to be at least three years away but he would like to keep in contact with the Parish Council and would want to work towards Henfield having a development that it deserved.

The Chairman thanked those from Taylor Wimpey and their Agents and they left the meeting

5. CHAIRMAN'S ANOUNCEMENT

The Chairman had no announcements

6. CONSULTATION ON PLANNING APPLICATIONS

DC/20/1641

Partwick Nursery, West End Lane, Henfield. BN5 9RE

Erection of a timber framed orangery
Mr and Mrs Helps
No Objection – all agreed

DC/20/1353
The Henfield Tea Gardens, High Street, Henfield. BN5 9DE
Retrospective application for the erection of 3x non-illuminated signs
Mrs M Kingston

Objection- all agreed. While acknowledging the need of local businesses to advertise, the Committee considered the size and number of the signs (including the hanging sign) to be excessive for a Conservation Area; and not in accordance with HDC Planning Framework Policy 14.3; the Henfield Conservation Area Management Plan; the emergent Henfield Neighbourhood Plan Policy 3.3.2c; and its appended Henfield Parish Design Statement Policies C3 and SS10.

DC/20/1771
19 Mallard Way, Henfield. BN5 9HF
Erection of a single storey rear extension
Mr Nicholas Oliver-Taylor
No Objection – all agreed

DC/20/1713
Pemberley 19 Banfield Road Henfield BN5 9FN
Installation of solar panels to the south facing roof elevation
Mr M Crisp
No Objection – all agreed, the committee noted that the plans include a new conservatory which is not on the application

7. APPEALS

The Appeal Ref: APP/Z3825/W/20/3246753 in respect of the former National Westminster Bank, High Street Henfield was duly noted

8. TAYLOR WIMPEY PROPOSAL

This matter was discussed earlier in the meeting.

9. CORRESPONDENCE

1. Rampion 2 - Community Project Liaison Group Invitation (email already circulated) – Cllr Donoghue felt that as she had joined the Rampion 1 Liaison group late on she would be happy to join the Rampion 2 Liaison group and feedback to this committee as necessary. It was noted that if Cllr Perry would rather be the representative that would be fine.
2. Response from HDC to Mark Boorsma of Grommets
The response was duly noted.
3. Pear Tree Farm – Enforcement Notice
The Enforcement notice was duly noted. The Chairman felt that if there were further incidents at the address that they would need reporting to HDC.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Eastwood stated that he had attended NALC course and would report back to the Full Council meeting next week.

The Chairman had attended a Housing and Local Government webinar and that he had been underwhelmed by the responses given to questions.

11. DATE OF NEXT MEETING

Thursday 15th October 2020 at 7:00pm via Zoom conferencing.

The meeting finished at 5.19pm