

**HENFIELD PARISH COUNCIL**  
**PLANS ADVISORY COMMITTEE**

Notes of a meeting of the **Plans Advisory Committee**  
held on **Thursday 3<sup>rd</sup> December 2020 at 7:00pm** via Zoom conferencing.

**MINUTES**

**Present:** Cllrs N Stevens (Chairman), A Donoghue, M Eastwood, E Goodyear, G Perry, J Potts (HDC)  
A Rickard, R Shaw – intermittent.

**In Attendance:** Mrs B Samrah (Parish Administrator) and three members of the public.

**1. DECLARATION OF MEMBERS' INTERESTS**

There were none

**2. APOLOGIES**

There were none

**3. APPROVAL OF MINUTES OF MEETING HELD ON 19<sup>th</sup> NOVEMBER 2020**

Approved to be signed by the Chairman at a later date

**4. MATTERS ARISING**

There were none

**OPEN FORUM**

Two of the residents were members of the Campaign to protect Rural Henfield (CPRH) and a third was a neighbour of Rye Island DC/20/2266.

The first resident said that originally Rye Farm had been given permission to convert an agricultural barn into a dwelling but were now applying to build four houses, he said that these would occupy more land than the barn, were not sensitive to the surrounding landscape and heritage or biodiversity. He felt that the barn conversion would be preferable.

The second member of CPRH said that he felt that there would be additional problems with flooding which was already a regular occurrence and had been for about 20 years and had necessitated the building of a bund around the Farmhouse.

The third resident said that he felt access would also be a problem since it would cross a flood zone. He also said that roof runoff would be a problem. He ran a fencing business and was concerned about families living where large lorries would make frequent deliveries.

**5. CHAIRMAN'S ANNOUNCEMENTS**

There were no announcements

**6. CONSULTATION ON PLANNING APPLICATIONS**

The Chairman brought forward

DC/20/2266

Rye Island, Hollands Lane, Henfield. BN5 9QV

Erection of 4No. double storey dwellings

A Barrott

**Objection – all agreed. The Committee felt that this application is contrary to HDC planning regulations 1, 2, 4, 25, 26, 28, 31, 32, 33, 34, 38, 39, 40, and 42. The Committee notes that access to the site is through flood zone 3.**

All three Residents left at 7.30pm

DC/20/1906

Birchfield Nursery, Kidders Lane, Henfield. BN5 9AB

Change in use of the premises to mixed-use purposes for Use Classes B8, E and as a base for a garden design and landscaping business

Mr R Dunckley – same response as before Objection.

**Objection – all agreed. The Committee considered that the proposal was an over-industrialisation of an agricultural site. The site lay outside the built-up area boundary**

**and was not a designated industrial site in the Horsham District Local Plan or the Henfield Neighbourhood Plan; and was contrary to HDC Planning Policies 10, 25 and 26. The Committee would encourage HDC to carry out the existing enforcement notices when permitted.**

DC20/2030

95 Meadow drive, Henfield. BN5 9FG

Conversion of existing garage to additional accommodation and storage space

Mr H Orrom

**No Objection - all agreed as long as it remains ancillary to main house**

DC/20/2182

Bridge House, West End Lane, Henfield. BN5 9UH

Erection of a single storey rear extension

Mr N and Mrs C Burt

**No Objection – all agreed**

DC/20/2206

Henfield Business Park, Unit 34 Shoreham Road, Henfield. BN5 9SL

Retrospective application for the erection of 1No. Commercial Buildings (Use Class B2)

Mr I Harris

**No Objection – all agreed subject to the units remaining ancillary to main business**

DC/20/2292

Henfield Business Park, Unit 35 Shoreham Road, Henfield. BN5 9SL

Retrospective application for the erection of 1No. Commercial Buildings (Use Class B2)

Mr I Harris

**No Objection – all agreed subject to the units remaining ancillary to main business**

DC/20/2225

The Coach House, Lidde Hill Farm, London Road, Henfield. BN5 9AA

Erection of a first-floor rear extension with pitched roof. Erection of single storey lean to side extension

S Wake

**No objection - all agreed**

DC/20/2244

Nettle Cottage, Horn Lane, Henfield. BN5 9SA

Demolition of existing ground floor side extension/conservatory and the erection of a double storey side extension

Mr N Laybourn

**No Objection – all agreed**

DC/20/2248

The Granary, Barrow Hill, Henfield. BN5 9DN

Erection of a single storey side extension

Mr R Roberts

**No objection - all agreed**

DC/20/2251

Riding Field, Shoreham Road, Henfield BN5

Application to confirm the continuous use of the land/site for Recreational Equestrian Purposes for a period in excess of ten years (Certificate of Lawful Development – Existing)

Mrs T Ward

**The Committee has no evidence to support or oppose this application.**

DC/20/2269

Elmfield House, New Hall Lane, Small Dole, Henfield. BN5 9YH

Erection of a double storey detached dwelling with associated access, landscaping and parking.

Mr/Ms Claw

**Objection – 7 agreed and 1 against. The Committee felt that the scale and massing is out of proportion contrary to HDC planning policies number 33.2 and 33.3,**

DC/20/2271

28 Newman Walk, Henfield. BN5 9FS  
Erection of conservatory to rear.  
Mr M Sulle

**No Objection – all agreed**

DC/20/2276

1 Red Oak Cottages, Tan yard, Henfield. BN5 9PF  
Surgery to 1 x Hornbeam (Works to a tree in a Conservation Area)  
Mr R Nye

**The Committee declined to comment as applicant is employee of the council.**

DC/20/2291

The Gables, Upper Station Road, Henfield. BN5 9PL  
Erection of a single storey rear extension  
Mr and Mrs Blundell

**No Objection – all agreed**

**7. APPEALS**

There were no appeals.

**8. CORRESPONDENCE**

1. Email from Vinalls in connection with planning applications DC/20/2206 and DC/20/2292– this was duly noted
2. Letter from two residents living near Brangwyn, Station Road, Henfield DC/20/2200 the contents of which were duly noted and it was agreed that the Clerk would respond and advise them that they needed to write direct to HDC.

**9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS**

Cllr Goodyear said that she felt that the signage outside Budgens was very large and out of keeping with the area, Cllr Potts said that he would ask the Conservation Officer to follow up.

**10. DATE OF NEXT MEETING**

Thursday 17<sup>th</sup> December 2020 at 7:00pm via Zoom conferencing.

**The Meeting Finished at 8pm.**