

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Notes of a meeting of the Plans Advisory Committee
held on Thursday 4th February 2021 at 7:00pm via Zoom conferencing.**

MINUTES

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

In Attendance: Mrs B Samrah (Parish Administrator) and two members of the public

1. DECLARATION OF MEMBERS' INTERESTS

The Chairman declared a personal interest in Planning Applications DC/21/0045 and DC/21/046. The owner of the property is known to him.

2. APOLOGIES

There were none.

3. APPROVAL OF MINUTES OF MEETING HELD ON 21st JANUARY 2021

These were approved and the Chairman agreed to sign them at a later date in the office.

4. MATTERS ARISING

The Chairman confirmed that the Clerk had sent a letter of support for the Brangwyn development (DC/20/2200), he also confirmed that Brangwyn had been a site in the previous Neighbourhood Plan, but not in the current one as that plan had only considered sites offering more than 10 dwellings.

OPEN FORUM

There were two members of the public at the meeting.

The Chairman invited the first speaker who is a neighbour of Foxfield House (DC/21/0043) to speak. He said he was representing his neighbours as well as himself; he strongly objected to this proposal. Most of the neighbouring houses are brick-built and many have added conservatories, the extension being suggested will be clad in grey plastic cladding with a couple of windows which he felt were out of keeping with surrounding houses. He felt that the extension would overshadow other houses and their gardens and would appear worse because of the slope of the land around the house. The suggested extension would bring the building to the edge of the boundary which would mean it is just the 1 metre alleyway's width away from his house. He felt it would cut out some light to his own garden. He felt that the proposed siting of the windows would mean it would overlook front gardens and create a loss of privacy. The suggested removal of some trees would further remove privacy as well as a loss of habitat for birds. He finished by saying that the owner had been carrying out building works since he had moved in.

Cllr A Rickard arrived at 7.05pm

Cllr Eastwood said that he had found only one objection listed on the system and that any neighbours must log their objections on HDC website. He also asked why he had referred to the extension as a box the member of the public said that it was because of its height and its closeness to his property.

Roger Minost thanked everyone for their time so that he could talk about planning application DC/20/2200 Brangwyn in Station Road, he felt that he had addressed every item that had been brought up by HDC and that the support from HPC had also echoed that. Mr Minost felt that it was a good design and would be complementary to the mix of dwellings in the surrounding area. He said that he had made a lot of effort to accommodate their opinions. He said that the site had already been closed for a year as a retail unit. He also said that the Highways Authority have indicated that the parking and access does not cause a problem and therefore have no objection. Mr Minost had made clear in his reapplication that the use of ground source heat pumps were virtually silent. He also said that he hoped that someone from the Committee would be willing and able to attend the virtual meeting to be held on 16th February at 2.30pm to add support to the application.

Cllr Potts asked if Mr Minost had spoken with the planning officer and he confirmed that he had spoken with her a number of times. Cllr Potts expressed surprise that HDC had not been satisfied with the virtually silent heating system.

Cllr Eastwood asked if the planning Officer had visited the site and Mr Minost could not confirm whether she had visited or not.

The Chairman agreed to attend the hearing on 16th February 2021, and present the views of the PAC.

ACTION POINT – Parish Administrator to obtain login details from HDC and pass to the Chairman.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/20/1500

Backsettown Farm, Furners Lane, Henfield BN5 9HS
Replacement of detached bungalow (amendment to DC/18/0952)

Mr S King

No Objection - 7 agreed and 1 against on the proviso that the mobile home will be removed when the building is completed.

DC/20/1864

1 Commercial Buildings, High Street, Henfield, BN5 9DE

Retrospective application for the change of use from an office (B1(a) use) to a beauty salon (A1 use)

Aerco Services

No Objection - 5 agreed and 3 against.

DC/20/2361

4 Mill Drive, Henfield. BN5 9RY

Erection of a double storey rear extension

Mr I Johnson

No Objection - all agreed.

DC/20/2266

Rye Farm, Hollands Lane, Henfield, BN5 9QY

Erection of 4 x two storey dwellings; alternative to 4 x dwelling prior approval conversion permission granted under DC/20/0604.

Mr A Barrott

Objection – all agreed. The Committee felt that this application is contrary to HDPF policies 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.

DC/20/2269

Infill Plot, Land West of Elmfield House, New Hall Lane, Small Dole. BN5 9YH

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

Mr/s Clow

Objection – all agreed. The Committee felt that it is contrary to HDPF policies 33.2 and 33.3.

DC/21/0043

Foxfield House, Wantley Hill Estate, Henfield. BN5 9JY

Erection of first floor side extension over existing garage.

Mr P Sayers

Objection – all agreed. The Committee felt that it is contrary to HDPF policies 33, 34 and 41. The suggested flat roof also contravenes HDC Planning Guidance.

DC/21/0045

Rosemount, Windmill Lane, Henfield. BN5 9UW

Replacement door canopy to front elevation (Householder Application)

Ms E Taylor

No Objection – 7 agreed and 1 abstained.

DC/21/0046

Rosemount, Windmill Lane, Henfield. BN5 9UW

Replacement door canopy to front elevation (Listed Building Consent)

Ms E Taylor

No Objection – 7 agreed and 1 abstained.

DC/21/0060

Cobblers, Barrow Hill, Henfield. BN5 9DN
Remove one double garage. Construct New Motor House
Mr & Mrs H Lawson

No Objection – 7 agreed and 1 abstained, subject to the Tree Officer's approval; subject to the building remaining ancillary to the main dwelling; and subject to it not interfering with the electricity substation.

DC/21/0062

Grays Farm, West End Lane, Henfield. BN5 9RF
Replacement of all windows (Listed Building Consent)
Mr S Shepherd

No Objection - all agreed subject to the Listed Building Officer's approval

DC/21/0168

5 Woodard Mews, Church Street, Henfield. BN5 9NR
Retrospective application for the construction of an ancillary outbuilding
Ms V Pringle

No Objection - all agreed.

DC/21/0190

Cornercroft, Church Lane, Henfield. BN5 9NY
Surgery to 1 x Chestnuts (Works to trees in a Conservation Area)
Mr C Harrity

No Objection – 7 agreed and 1 abstained; subject to the tree officer's approval.

7. APPEALS

APP/Z3825/C/20/3262469

Pear Tree Farm, Furners Lane, Henfield. BN5 9HX

Without planning permission, the excavation of the Land and consolidation of imported material to form a hardstanding and the creation of an earth bund.

Mr T C Tingey

This was noted

APP/Z3825/C/20/3262470

Pear Tree Farm, Furners Lane, Henfield. BN5 9HX

Without planning permission, change of use of the Land from agricultural and equestrian use to class B8 use which includes the stationing of metal containers on site used for storage purposes and the storage of rubber tyres and building materials for distribution in connection with the unauthorised B8 use.

Mr T C Tingey

This was noted.

APP/Z3825/C/20/3262473

Pear Tree Farm, Furners Lane, Henfield. BN5 9HX

Without planning permission, change of use of the Land from agricultural purposes and equestrian grazing land to a mixed use comprising the stationing of caravans for the purpose of human habitation and the storage of caravans and the laying of an associated hardstanding.

Mr T C Tingey

This was noted.

APP/Z3825/C/19/3224705 EN/18/0055

The Granary, Westmill Farm, Shoreham Road, Small Dole, Henfield BN5 9YG

Without planning permission, the unauthorised erection of a new building and its use for residential purposes constitutes the Unauthorised Operational Development of the Land
Mr R Oram

An Inspector appointed by the Department for Communities and Local Government; Planning Inspectorate will open the hearing into the above appeal on 10th February 2021 at 10am.

This was noted.

8. CORRESPONDENCE

- 1 DC/20/2200 – Station Stores Development – Hearing 16.2.21 at 14.30pm
This was covered in the Open Forum.
- 2 SDNP – Camping and Glamping Technical Advice Note (TAN) Consultation
This was noted.
- 3 SDNP – Parking Supplementary Planning Document (SPD) Consultation
This was noted.
- 4 HDC Compliance Cases
This was noted

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

10. DATE OF NEXT MEETING

Thursday 18th February 2021 at 7:00pm via Zoom conferencing.

The meeting closed at 8.00pm