

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Notes from a meeting of the Plans Advisory Committee
held on Thursday 18th February 2021 at 7:00pm via Zoom conferencing.**

MINUTES

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

In Attendance: Mrs B Samrah (Parish Administrator) and one member of the public.

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

There were none.

3. APPROVAL OF MINUTES OF MEETING HELD ON 4TH FEBRUARY 2021

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

4. MATTERS ARISING

To consider any matters arising from the previous minutes.

The Chairman adjourned the meeting.

OPEN FORUM

Mr R Noel said that he had an interest in Planning Application DC/20/2327 as New Hall Lane is in Henfield Parish but Upper Beeding Ward.

He also said that he had argued against the Brangwyn development (DC/20/2200) at HDC planning Meeting, he felt that the parking was a problem and that there should be more than the eight spaces. Cllr Potts said that the guidelines indicated that 14 were sufficient. Mr Noel said that he did feel that the building should go ahead but that the architect failed to address some of the issues that had been raised by HDC. He also felt that there should be a convenience store in that area of the village. Cllr Goodyear said that having lived near to the shop for 24 years it had never really been used. Cllr Potts said that he had spoken to Adrian at HDC and that he had felt that there should have been more of an effort to recommend the flats. Mr Noel said that Cllr Potts was the only Councillor in favour of the development. The Chairman said that the development had been in the original Neighbourhood Plan and had only been omitted from the second Neighbourhood Plan because only developments of 11 or more dwellings had been considered. Mr Noel re-iterated that if the various problems are addressed by the architect then the development would get a better hearing next time. Cllr Perry said that she felt parking was not a priority for many young people who would consider car sharing schemes. She also said that the shop had not been operating for a long time and that it was not a useful business.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

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

Objection – All agreed. The Committee felt this was contrary to HDPF policies 10, 25 and 26. 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. The Committee would encourage HDC to carry out existing enforcement notices when permitted.

DC/20/2327

Land at New Hall Lane, Small Dole, Henfield. BN5 9

Restoration works to existing barn.

Mr R Clow

Objection – all agreed. The committee felt that this was contrary to HDPF policies 10, 26 and 28. The Committee also felt there was no evidence that it will continue in agricultural use. The Committee felt that there was no evidence that the size and footprint are the same as the original building.

DC/20/2355

Whiteoaks, Shoreham Road, Small Dole, Henfield. BN5 9SD

Change of use to residential curtilage and retention of a double garage.

Mr T Tingey

Objection – All agreed. The Committee felt that this was contrary to HDPF policies 28.3, 28.4 and 33.

DC/21/0162

Clear View, 37 Broomfield Road, Henfield. BN5 9UD

Erection of a log cabin in southeast corner of property boundary

Mr R Lyn

No Objection – All agreed.

DC/21/0268

Tessier, Church Street, Henfield. BN5 9NR

Surgery to 8 x Conifer (Works to Trees in a Conservation Area)

Mr M Pearce

No Objection – All agreed.

7. APPEALS

There were none.

8. CORRESPONDENCE

- 1 Andrew Griffith's letter to R Osgood concerning Referendum – this was noted.
- 2 The Local Plan, Nature Recovery and Permitted Developments. Cllr Eastwood explained that the Campaign to Protect Rural Henfield (CPRH) had written to Horsham Planning concerning the designation of the area and wanted the PAC to be aware. The Chairman felt that this would not affect the PAC other than there may be more applications than usual.
- 3 DC/21/0168- 4 Woodard Mews – this was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

10. DATE OF NEXT MEETING

Proposal to move the meeting to 7pm on 11th March 2021 because of one of the Annual Parish Meetings on 4th March and the following one to 7pm on 25th March 2021 via Zoom Conferencing all agreed to both these new dates.

The Meeting ended at 7.44pm