

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Notes of a meeting of the Plans Advisory Committee
held on Thursday 11th March 2021 at 7:00pm via Zoom conferencing.**

MINUTES

Present: Cllr N Stevens, A Donoghue, M Eastwood, E Goodyear, G Perry, J Potts, and A Rickard

In Attendance: Mrs B Samrah (Parish Administrator)

1. DECLARATION OF MEMBERS' INTERESTS

The Chairman declared a personal interest in planning application DC/21/0287, he is a friend of the owner and will sign the register when he is next in the office.

2. APOLOGIES

Cllr R Shaw.

3. APPROVAL OF MINUTES OF MEETING HELD ON 18TH FEBRUARY 2021

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

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting.

OPEN FORUM

There were no members of the public present.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported that he had received an email from HDC ahead of referendum on 6th May with details of the five documents that need to be on the HPC website and HDC Neighbourhood Plan website by 24th March 2021 in order for the Referendum to be called:-

1. A Referendum Version of the plan where all modifications have been implemented.
2. Examiner's Report
3. The Decision Statement
4. Summary of the representations submitted to the Examiner
5. Information Statement (sets out the general information on Neighbourhood Planning and sets out the Referendum Details)

Documents 1, 2 and 3 should already exist; but we have to make sure that the latest version is loaded on the Parish website. HDC have yet to produce documents 4 and 5; and when they do, these documents too have to be loaded on to the Parish website, before 24th March 2021.

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 – 6 in favour and 1 abstained. The Committee considered 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/21/0016

Woodville, Nep Town Road, Henfield, BN5 9DU

Erection of first floor side extension over garage, erection of a single storey rear extension and enlargement of existing side dormer/projection.

Mr M Gamble

No Objection – all agreed, subject to Conservation Officer’s approval.

DC/21/0209

Oak Cottage, Church Lane, Henfield BN5 9NY

Installation of a picket fence, pedestrian gate and bi-folding gate to match existing front of dwelling (Listed Building Consent)

Mr R O’Sullivan

No Objection - all agreed, subject to Listing Officer’s approval.

DC/21/0210

Oak Cottage, Church Lane, Henfield BN5 9NY

Installation of a picket fence, pedestrian gate and bi-folding gate to match existing front of dwelling (Householder Application)

Mr R O’Sullivan

No Objection - all agreed, subject to Listing Officer’s approval.

DC/21/0246

Oaklands, Oreham Common, Henfield BN5 9SB

Erection of a double height side extension and a single storey side extension with roof terrace above.

Mr Y Le Bouedec

No Objection – 5 agreed and 2 against.

DC/21/0247

Holmstead, Station Road, Henfield. BN5 9UP

Erection of a single storey rear extension

Mr & Mrs Rogers

No Objection – all agreed.

DC/21/0287

Paddock View, Furners Lane, Henfield BN5 9HR

Surgery to 1 x Weeping Willow (Work to trees in a Conservation Area)

Mr D Hubner

No Objection – 6 agreed and 1 abstained.

DC/21/0307

Brookside Farm, Dagbrook Lane, Henfield BN5 9SH

Erection of 3 x new build dwellings (alternative to Prior Approval ref: DC/20/1881 for Change of Use Agricultural Buildings to form 4 dwelling houses)

Ms T L Elsam/Mr R Miller

Objection – all agreed The Committee considered this contrary to HDPF Policy numbers 1, 3, 4, 25, 26 and 40.

DC/21/0322

Unit 46, Henfield Busines Park, Shoreham Road, Henfield. BN5 9SL

Erection of a two-storey side extension with single storey link (Class E use)

HHC Developments Ltd c/o Agent

No Objection – all agreed.

7. APPEALS

DC/20/0427 Planning Inspectorate Reference APP/Z3825/W/20/32611401

Land North of Sandy Lane, Henfield.

Outline Planning Application with all matters reserved (except access) for 35 dwellings, including 35% affordable housing, with vehicular and pedestrian access via Dropping Holms, the provision of public open space, associated infrastructure, and landscaping.

Mr W Adams

The Chairman outlined the reasons given for the appeal. As the appellant claimed that HDC did not have a rolling 5-year supply of land, he asked Cllr Potts to confirm the housing numbers up to March

2021. He also said that it was hoped that the Neighbourhood Plan would go to Referendum on 6th May 2021 and would be made by the time of the hearing and hopefully be providing 270 homes.

Cllr Eastwood said that he would be very happy to attend the hearing on 30th June 2021 but wanted a Statement prepared and submitted in advance of the meeting. He also added that a Statement in relation to Trails and Heritage as well as one on Sustainability would be helpful.

Cllr Potts said that he would check with HDC about the Housing Numbers up to March 2021.

The Parish Administrator agreed to find the previous submission to HDC from HPC and circulate to all Committee Members to assist with the preparation of the Statements.

8. CORRESPONDENCE

- 1 Draft review of Climate and Environment Action Plan for PAC - Cllr Perry asked that any comments should be directed to her.
- 2 Hobbs Off License – Email from HDC– This was noted.
- 3 Compliance Cases for the period 22-28 February 2021 – This was noted.
- 4 Development Management (planning) service update from HDC – This was noted.
- 5 Letter from Robert Glenrick – Outdoor Hospitality – This was noted.
- 6 DC/20/1864 – Planning Meeting 16th March 2021 – This was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Eastwood reported that Henfield Football Club had submitted a pre-application plan to HDC in October 2020 and still had not heard anything further.

10. DATE OF NEXT MEETING

7pm on 25th March 2021 via Zoom Conferencing

Meeting ended at 7.38pm.