

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on Thursday 15th July 2021 at
7:00pm in the Garden Room, Henfield Hall**

Present: Cllrs R Shaw (Chairman), A Donoghue, E Goodyear and G Perry.

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

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllrs N Stevens, M Eastwood and J Potts.

3. APPROVAL OF MINUTES OF MEETING HELD ON 1ST JULY 2021

These were approved and signed by the Chairman.

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting

OPEN FORUM

The Chairman invited members of the public to speak- Two residents from New Hall Lane in Small Dole said that they were shocked when they read Regulation 19, the Draft Local Plan which indicated an additional 40 houses in Small Dole. The Site is west of Shoreham Road and had been considered and dismissed by the previous Neighbourhood Plan (NHP) in Henfield. He said that Waites had put in an application in 2019 and it was rejected by HDC. They appealed but it was considered harmful to landscape and unsustainable and Waites withdrew their appeal.

He said that Small Dole is covered by two parishes; Henfield as well as Upper Beeding and therefore was considered under two NHP he felt that there had been a great deal of liaison between the two Parish Councils. He felt it was ridiculous given that HDC had rejected it previously.

The Chairman said that this was not the only area where HDC had put in a proposal which goes over what was included in Henfield's NHP. Cllr Goodyear said that the Local Plan would have to be presented to cabinet and then to council and that in that time it could change and there would be time for consultation.

The Chairman said that it was helpful to hear from residents.

Two of the members of public left the meeting at residents left at 7.25pm

The other two members of the public thanked the Committee for allowing them to speak about their project – The Field of Dreams and they distributed leaflets to the Committee.

One of the members of public said that her background was via Mental Health services for NHS, she had started a project called Shine for life, a not for Profit organisation in 2006, and that since very recently they had acquired 18 acres of land on Stonepit Lane. She explained that they wanted to support local groups all over Sussex on wellbeing. She wanted to create a Community Care Farm having already talked to a number of local groups including SH 2030, Steyning Grammar School and Millais School in Horsham. She said that they were aware of potential surge in mental health problems; Self harm, addiction and suicide within families, single parents and the older generation. She was hoping to invite people along to see what she was doing which would include conservation, using nature for therapy as well as pulling community together at this time.

She wanted to know what she should do next to make sure that she is doing everything the right way. PAC recommended that she sought professional planning advice and to make contact with HDC Planning department who would be helpful if she gave them an outline of what she wanted to do.

The Chairman said that he thought that there would be very few people who wouldn't support her purpose, but it would be the execution of the plan and the infrastructure required which may raise objections. Cllr Donoghue added that if there was a change of use of the field then permission would be needed and that any buildings would require planning consent.

The Chairman confirmed that the Committee was an advisory body and that HDC make the final decision.

The two members of the public said that they would keep the Council abreast of their plans and they left the meeting at 7.50pm.

The Chairman reconvened meeting

7. CHAIRMAN'S ANNOUNCEMENTS

There were none.

8. CONSULTATION ON PLANNING APPLICATIONS

DC/21/0908

Sandgate Nursery, West End Lane, Henfield. BN5

Outline application for the construction of 51 dwellings comprising 100% affordable housing for key workers and the erection of a community centre, associated access and landscaping with all matters reserved.

Mr D Murphy

Objection – all agreed. The Committee deemed that it fails to comply with the following HDPF policies:

- **Policy 1 as it is not an identified site in the current Local Plan or Neighbourhood Plan**
- **Policy 2 as it does not maintain the districts rural character; as not a strategic development; and does not focus development around Horsham**
- **Policy 4 as it is not allocated in the Local or Neighbourhood Plan and would be the expansion of an existing settlement**
- **Policy 25 as it does not protect, conserve or enhance the natural environment and landscape character; nor does it conserve or enhance the setting from the South Downs National Park to the south.**
- **Policy 26 as it is outside the BUAB; does not support the needs of agriculture or forestry or extraction of minerals or disposal of waste**
- **Policy 30 as there will be adverse impacts on the views from the South Downs National Park to the south**
- **Policy 32 as it does not complement locally distinctive character and heritage of the district; or integrate with the historic surroundings of Dears Farmhouse and Camelia Cottage**
- **Policy 34 as it does not make a positive contribution to the historic setting of Dears Farmhouse and Camelia Cottage**

DC/21/0917

Hascombe Farm, Horn Lane, Henfield. BN5 9SA

Construction of a stable block

Mr Ralph Gilbert

Defer decision until next PAC Meeting on 5th August 2021. The Committee would like to be able to see Design and Access Statement and will write to HDC requesting the same via email.

DC/21/0938

Hascombe Farm, Horn Lane, Henfield. BN5 9SA

Erection of an American-style barn, stable block, horse walker, hay barn, indoor riding arena, viewing area and associated works.

Mr Ralph Gilbert

Defer decision until next PAC Meeting on 5th August 2021. The Committee would like to be able to see Design and Access Statement and will write to HDC requesting the same via email.

DC/21/0993

Brookside Farm, Dagbrook Lane, Henfield, West Sussex. BN5 9SH

Erection of a two-storey dwelling.

Mr Mark Hooper

Objection – all agreed. The Committee considered that this was contrary to HDPF policy numbers 1, 2, 3, 4, 26 and 33. This committee would like HDC to link previous applications for the same matter with reference to applications DC/19/1805, DC/20/0817 and DC/20/2593. The Committee supports the concerns raised by West Sussex Fire and Rescue.

9. APPEALS

There were none.

10. CORRESPONDENCE

- 1 Emails from three neighbours in relation Planning Application DC/21/1196 – Relish - attached – This was noted and it was confirmed that all neighbours have been encouraged to write to HDC direct.
- 2 NALC Course – Making Rural Housing more Affordable – 17.11.21 – It was agreed that one place should be booked now and who would attend could be agreed at a later date.
- 3 Field of Dreams – Brief presentation by Gabrielle Gardner in Open Forum
- 4 Compliance Cases – until 11.7.21 – This was noted
- 5 Enforcement Notice - EN/20/0610 - Land at Downsview Paddock, New Hall Lane, Small Dole, West Sussex BN5 9YJ –This was noted.
- 6 Email from Rampion 2 – This was noted and it was confirmed that posters would be delivered to the Parish Office for display in noticeboards.

11. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Donoghue brought in a flyer from Giga Net with details of Full Fibre Broadband in Henfield. It was agreed that Henfield Parish Council would make contact and find out more details.

ACTION POINT- Parish Administrator to ask the Clerk to make contact when he returns.

12. DATE OF NEXT MEETING

7pm on 5th August 2021 in the Henfield Hall

The meeting closed at 8.14pm.