

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

Meeting of the Plans Advisory Committee
held on Thursday 5th August 2021 at 7:00pm in Henfield Hall.

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

In attendance: Mrs R Grantham (Operations Manager) and 17 members of the public.

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

Cllr Goodyear declared a personal interest in DC/21/1213 as the applicant is known to her.

Cllr Donoghue declared a personal interest in DC/21/1372 as the applicant is known to her.

2. APOLOGIES

Apologies were received from Cllr J Potts.

3. APPROVAL OF MINUTES OF MEETING HELD ON 15TH JULY 2021

Approved, signed and dated by the Chairman.

4. MATTERS ARISING

There were no Matters Arising.

The Chairman adjourned the meeting

OPEN FORUM

Nine members of the public spoke to express concerns and objections regarding applications DC/21/0917 and DC/21/0938, both relating to Hascombe Farm. In summary, the following concerns were expressed;

- Light pollution from floodlights. A majority of the land is in the South Downs National Park which is a dark sky zone. Any additional lighting may also disturb a local bat run. There is no report explaining how far the light would travel or which times and days lights would be switched on.
- Noise disturbance from a tannoy system leading to loss of amenity and harm to the mental health and wellbeing of residents. Noise may also impact visitors to Woods Mill. There is no report to explain how far the noise would travel or detailing which days and times the tannoy would be used.
- Lack of waste management plan and environmental destruction. There has already been contamination of local streams from a muck heap on the property. Bonfires have damaged oak trees and there has already been a destruction of bluebells and potential disturbance to a badger set.
- Potential further loss of footpaths. There are several footpaths through the farm which already have little or no signage, some of which involve walking through paddocks with horses in. This has been off putting and caused confusion for walkers wishing to use them.
- Increased traffic, particularly large horse boxes. Horn Lane is narrow and all properties share a postcode. This has led to confusion and damage to surrounding properties where vehicles have used neighbouring fields and driveways to attempt to turn around. It was noted that there was no report from WSCC Highways but in a previous application from 2015 they had expressed concern regarding two horse boxes passing each other.
- General scale. There was no information relating to the type of events planned and whether there might be training or other activities taking place in addition to the 42 events per year. It was also felt that there was a potential lack of provision for parking.

The Chairman reconvened the meeting.

7. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reported that the time has now passed for applications for a judicial review of the Neighbourhood Plan and there had been no requests. The Neighbourhood Plan was therefore confirmed.

It was agreed to discuss applications DC/21/0917 and DC/21/0938 first and then application DC/21/1294 second so that the interested members of the public were then able to leave the meeting if they wished.

8. **CONSULTATION ON PLANNING APPLICATIONS**

DC/21/0805

Hobbs of Henfield, 3 - 4 Commercial Buildings, High Street, Henfield BN5 9DE

Display of externally illuminated fascia sign.

Mr Vallipuram Rajkumar

Objection, all agreed. Contrary to HDPF:

Policy 14 as the sign is disproportionate to, and out of character with, the setting on a listed building; and

Henfield Parish Design Statement C3 where shop signs in a conservation area should be discrete, using traditional lettering forms as used by a signwriter, and should not be backlit.

DC/21/0917

Hascombe Farm, Horn Lane, Henfield, West Sussex BN5 9SA.

Construction of a stable block.

Ralph Gilbert

No objection, all agreed.

DC/21/0938

Hascombe Farm, Horn Lane, Henfield, West Sussex, BN5 9SA.

Erection of stable block, extension to existing indoor riding arena to provide viewing area and pole barn for hay and storage purposes. Creation of outdoor viewing platform, tannoy system, circular horse walker, 2x all-weather paddocks, additional parking area and associated works

Ralph Gilbert

Objection, all agreed. Contrary to HDPF:

Policy 26.3 as it does not provide a quiet informal recreational area

Policy 33.2 as the proposed tannoy system and lighting will be a loss of amenity to the neighbouring properties

Policy 29.2 as the proposed development would not be appropriate in scale or activity for the site; and

Policy 24.1 as the extended 'muck heaps' do not address the contamination of the environment

The Committee requests that Horsham District Council (HDC) link this application to DC/15/0531.

The Committee has concerns regarding access to and reinstatement of public footpaths.

If HDC are minded to approve the application, the committee request that it is heard by the full planning committee rather than the decision being taken by the nominated officer, due to the scale of local interest.

DC/21/1033

25 Meadow Drive, Henfield, West Sussex, BN5 9FG

Erection of a single storey rear extension and part conversion of existing garage to habitable living space.

Mr and Mrs Clarke

No objection, all agreed.

DC/21/1213

Ranmore, West End Lane, Henfield, West Sussex, BN5 9RF.

Erection of 2.65m high boundary fence (Retrospective).

Ms Fay Green

Objection, 4 in favour and 3 against. The Chairman had the casting vote.

Contrary to HDPF policy 33.2.

DC/21/1220

Malthouse Cottage Henfield Common North Henfield West Sussex BN5 9RL.

Erection of a first floor extension to west elevation and installation of first floor window to north elevation. (Householder Application)

Mr and Mrs Shaun and Melissa Bigg

No objection, all agreed. Subject to Conservation Officer approval.

The Committee noted that they were unable to access the Design Statement or the Heritage Statement on the HDC website.

DC/21/1221

Malthouse Cottage Henfield Common North Henfield West Sussex BN5 9RL.

Erection of a first floor extension to west elevation and installation of first floor window to north elevation. (Listed Building Consent)

Mr and Mrs Shaun and Melissa Bigg

No objection, all agreed. Subject to Conservation Officer approval.

The Committee noted that they were unable to access the Design Statement or the Heritage Statement on the HDC website.

DC/21/1239

Kentwyns, Blackgate Lane, Henfield, BN5 9HA

Surgery to 1 x Wild Cherry (Works to Trees in a Conservation Area)

Mr Hugh Daniels

No objection, all agreed.

DC/21/1250

16 Staples Barn Henfield West Sussex BN5 9PN.

Erection of a single storey front extension, installation of 2no new windows to front at first floor level and removal of 1no window to the side.

Mr Nigel Knevett

No objection, all agreed.

DC/21/1262

Land Parcel at 520673 116136 Station Road Henfield West Sussex

Erection of two semi-detached dwellings.

Mr and Mrs Seet and Patti Gurprasad

No objection, all agreed.

DC/21/1294

20 The Hooks Henfield West Sussex BN5 9UY

Erection of a single storey side extension.

Mrs A Sewell

No objection, all agreed.

DC/21/1372

Moustows Cottage, Henfield Common North, Henfield, BN5 9RL

Fell 1 x Corsican Pine and 1 x Eucalyptus (Works to Trees in a Conservation Area)

Dr Jo Mackinnon

No objection, all agreed.

DC/21/1379

Pear Tree Farm Furners Lane Woodmancote Henfield West Sussex BN5 9HX

Demolition of existing buildings and erection of 3no chalet bungalow style dwellings.

Mr Ben Kirk

Objection, all agreed. Contrary to HDPF:

Policy 1, as it is not a strategic site within the Local Plan

Policy 2, as it is not a managed development around the fringes of existing settlements

Policy 3, as it is not within the built-up area of Henfield

Policy 4, as it is not a nominated site in the Local Plan or Henfield Neighbourhood Plan

Policy 26, as it is outside the built-up area of Henfield and does not support the needs of agriculture, mineral extraction or forestry; and

Policy 33 as the scale, massing and appearance of the proposed buildings relates sympathetically with the environment.

The Committee requests that this application is linked to DC/19/0742.

9. APPEALS

APP/Z3825/Z/21/3267879

DC/20/1353

The Henfield Tea Gardens, High Street, Henfield, BN5 9DE.

Retrospective application for the erection of 3 x non-illuminated signs

Mrs Mary Kingston

Noted by the Committee.

10. CORRESPONDENCE

- 1 Compliance Complaints 12-18.7.21
Noted.
- 2 Compliance Complaints 19-25.7.21
Noted.
- 3 NALC Course, Making Rural Housing more affordable – 17.11.21
Cllr Shaw volunteered to attend the event.
- 4 Rampion 2 Engagement Events.
Cllr Donoghue advised that interested parties looked at the Rampion 2 website.
- 5 Letter about Hobbs of Henfield from resident.
Noted.
- 6 Cabinet Meeting on 15th July (Draft Local Plan). Email from Resident.
Noted.
- 7 Response from Giga.net.UK to the Clerk
Noted.

11. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were no other urgent matters.

12. DATE OF NEXT MEETING

7pm on 19th August 2021 in the Henfield Hall

Meeting Closed at 8.06pm.