

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee
to be held on Thursday 2nd September 2021 at 7:00pm in the Garden Room, Henfield Hall**

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

In Attendance: Mrs B Samrah (Parish Administrator) and Cllr R Noel (from Woodmancote Parish Council)

MINUTES

The Chairman announced the sad passing of Peter Hudson, he said that Peter had done a great deal for Henfield Parish Council especially through his work on the the Joint Commons Committee and also his involvement with Remembrance Day each year. A minute's silence was observed.

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllrs E Goodyear and G Perry.

3. APPROVAL OF MINUTES OF MEETING HELD ON 19TH AUGUST 2021

Cllr Eastwood said that under item 11 of the minutes the workshops were Local Plan workshops. The Minutes were amended by the Chairman and signed.

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting

OPEN FORUM

Cllr Noel wanted to talk about planning application DC/21/1707 and the Chairman agreed. This application was discussed first.

The Chairman reconvened the meeting

7. CHAIRMAN'S ANNOUNCEMENTS

There were none.

8. CONSULTATION ON PLANNING APPLICATIONS

DC/21/1707

Hascombe Farm Horn Lane Henfield West Sussex BN5 9SA

Erection of 4no two-storey terraced residential cottages to be used for holiday lets or staff accommodation.

Mr Ralph Gilbert

The discussion brought out the following points:

- That where possible various applications for one site and one applicant should be heard by HDC together and where not possible a summary of other applications should be available.
- That where an application to build new houses is based on the establishment of a business then these should be looked at in order.

**Objection - All agreed. The Committee deemed the application to be contrary to
HDPF Policy 1 as it is not a strategic site in the Local Plan;
HDPF Policy 2 as it is not a nominated site in the Neighbourhood Plan;
HDPF Policy 3 as it is not within an existing built-up area;
HDPF Policy 4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and
does not adjoin an existing settlement edge;
HDPF Policy 10 as the existing buildings on site are not being reused for related
equestrian use;**

**HDPF Policy 25 as it does not protect, conserve or enhance the landscape or townscape character of the District: and
HDPF Policy 26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area.**

Cllr Noel left the meeting at 7.20pm.

DC/21/1014

Barn House Barrow Hill Henfield West Sussex BN5 9DN

Relocation of existing window on the east elevation

Mrs Jennifer Bradley-Hudson

No Objection – All agreed

DC/21/1654

Crosswinds 4 Henfield Common North Henfield West Sussex BN5 9RL

Demolition of existing garage and erection of two storey side extension.

Mr Darrel and Mrs Caroline Clews

No Objection – All agreed. Subject to the Conservation officer's approval and in particular that the windows conform to the windows in the surrounding dwellings.

DC/21/1672

Broad View Wheatsheaf Road Henfield West Sussex BN5 9AT

Erection of a first floor side and rear extension and single storey rear extension with associated works and alterations.

Mr and Mrs Milsom

No Objection – All agreed.

DC/21/1713

4 Manor Way Henfield West Sussex BN5 9LA

Removal of existing side and rear projections and erection of a single storey side and rear extension.

Ms Helena Hunt

No Objection – All agreed.

DC/21/1797

Bretton Upper Station Road Henfield West Sussex BN5 9PH

Erection of a front entrance porch and conversion of integral garage to form habitable living space.

Erection of a detached garden storage building to front.

Mr and Mrs Tarry

No Objection – All agreed.

DC/21/1825

Magnolia House High Street Henfield West Sussex BN5 9DD

Replacement of existing windows to the side and rear elevations (Listed Building Consent).

Mrs Madeleine Kavanagh

No objection – All agreed. Subject to Conservation Officer's approval and subject to the Listed Buildings officer's consent.

DC/21/1881

Firsides Lower Faircox Henfield West Sussex BN5 9UT

Variation of condition 1 of previously approved application DC/17/2887 (Demolition of the existing bungalow and erection of four three storey residential units as two pairs of semi-detached properties) to allow for an increase of height to an infill roof element and the installation of rooflights.

Mr R Hunnisett

Objection - All agreed. The Committee deemed the application is contrary to HDPF Policy 33.2 and HDPF Policy 33.3 as there is loss of amenity to the neighbouring property, and the scale and massing of the proposed 3-storey buildings is out of keeping and unsympathetic with the built surroundings.

9. APPEALS

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

Name of Appellant(s): Tracey Cornelius Tingey

Planning Inspectorate inquiry into the appeal on 14th & 15th September 2021 at 10:00 am in the Drill Hall, Denne Road, Horsham.

1 **Planning Inspectorate Reference:** APP/Z3825/C/20/3262469

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

2 **Planning Inspectorate Reference:** APP/Z3825/C/20/3262470

Description of Application: 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.

3 **Planning Inspectorate Reference:** APP/Z3825/C/20/3262473

Description of Application: 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 purposes of human habitation and the storage of caravans and the laying of an associated hardstanding.

These were noted. The committee is supportive of these enforcements and requested that the Clerk write to HDC to give support.

10. CORRESPONDENCE

1 Horsham District Council - planning application delays – This was noted.

2 Compliance Complaints from HDC 23.8.21 – This was noted.

3 Compliance investigation – Field of Dreams – This was noted.

4 HDC list of decisions 18-23.8.21 (page 3) – This was noted.

5 Small Dole Site Allocation email – The Chairman said that this site was outside the built up area boundary and had not been submitted for inclusion in the Neighbourhood plan. It was agreed that the HPC would respond by suggesting that the sender gets preplanning advise from HDC.

6 Lawyers Lane/West End Lane – photos of stand pipes – It was noted that this has been referred to Enforcement Officer at HDC.

7 Compliance Complaints from HDC 31.8.21 – This was noted

11. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Eastwood reminded all that the Local Plan Workshop scheduled for 14th September would be attended by Cllrs Stevens, Shaw, Morgan and Potts.

Cllr Eastwood said that the owners of Brookside Farm had confirmed that one of their barns had been approved and they are submitting applications for a further two barns which will conform to the existing shape. He also encouraged members of this committee to go to the site at that time and see the development.

12. DATE OF NEXT MEETING

7pm on 16th September 2021 in **Committee Room** at the Henfield Hall

The Meeting closed at 7.38pm