

**HENFIELD PARISH COUNCIL**  
**PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on Thursday 16th September 2021  
at 7:00pm in the Committee Room, Henfield Hall**

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

**In attendance:** Mrs R Grantham- Operations Manager, Cllr R Noel- Horsham District Council (HDC) and one member of the public.

**MINUTES**

1. **DECLARATION OF MEMBERS' INTERESTS**  
There were none.
2. **APOLOGIES**  
Cllr R Shaw.
3. **APPROVAL OF MINUTES OF MEETING HELD ON 2<sup>ND</sup> SEPTEMBER 2021**  
These were approved and signed by the Chairman.
4. **MATTERS ARISING**  
There were none.

*The Chairman adjourned the meeting.*

**OPEN FORUM**

Cllr Noel expressed concern that the applicant for DC/21/1796 appears to be taking advantage of the fact that gypsy pitches are being allocated without any regard to the 5 year land supply.

A close neighbour of Browns Farm referenced application DC/21/1742, stating that there is already a substantial noise nuisance from poultry and that a mobile home has already been on the site for several years, although unoccupied. He commented that he feels the location is not right for the business being undertaken and asked that the committee consider the bigger picture when making their response to the application.

*The Chairman reconvened the meeting.*

7. **CHAIRMAN'S ANNOUNCEMENTS**  
There were none.
8. **CONSULTATION ON PLANNING APPLICATIONS**  
DC/21/1643  
Backsettown Barn Furners Lane Henfield West Sussex BN5 9HS  
Erection of 3no. two-storey detached dwellings.  
Mr S King  
**Objection – all agreed.**  
**The Committee deemed this 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 and existing settlement edge.**  
**HDPF Policy 7 as it is not essential for economic growth.**  
**HDPF Policy 17 as it is not a development of affordable homes; or meets an identified need where no alternatives exist within the locality;**  
**HDPF Policy 25 as does not protect, conserve or enhance the landscape or townscape character of the District.**  
**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.**

**HDPF Policy 27 as it would result in the coalescence of settlements.**

**HDPF Policy 31 as it does not maintain or enhance the existing network or green infrastructure or biodiversity.**

**HDPF Policy 32 as the proposal does not provide an attractive functional, accessible safe environment; nor does it complement locally distinctive character and heritage of the district.**

**HDPF Policy 33 as it does not enhance the natural and built environment adjacent to a listed building.**

**HDPF Policy 39 as there is no assessment of the likely infrastructure requirement or its provision; It is noted that a fire hydrant would have to be included in any development.**

**HDPF Policy 40 as it does not maintain or improve the existing transport system; and there is no sustainable transport to the site.**

DC/21/1645

Dykes Henfield Common North Henfield West Sussex BN5 9RL

Erection of replacement iron gates.

Mr Tarquin Scadding-Hunt

**Objection- 4 in favour and 2 against.**

**The committee deemed this application to be contrary to HDPF Policy 34.7 as it does not retain or improve the heritage setting including views of the Henfield Common.**

**The Committee would like the gates to be less ornate and/or placed at a greater distance from Henfield Common in order to maintain its rural character.**

DC/21/1742

Browns Farm Hollands Lane Henfield West Sussex BN5 9QY

Stationing of mobile home for a temporary period of three years.

Mr Kieran Berrett

**The committee were unable to make a decision as there was insufficient information.**

**The committee would like to know when the temporary period would begin as they believe the mobile home has already been on site for several years.**

**The committee also believe that this application should include an application for change of use to a poultry farm.**

DC/21/1796

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

Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings.

Mr Tingey

**Objection- all agreed.**

**The committee deemed this 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 19 as it is not a proposal for park homes or caravans to meet a local housing need.**

**HDPF Policy 21 as this is not a strategic allocated Gypsy and Traveller site.**

**HDPF Policy 22 as it is not an existing Gypsy or Traveller site: there is no objectively assessed need; nor is it an extension to an existing site.**

**HDPF Policy 25 as it does not protect, conserve or enhance the landscape or townscape character of the District.**

**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.**

**HDPF Policy 39 as there is no assessment of the likely infrastructure requirement or its provision.**

**HDPF Policy 40 as it does not maintain or improve the existing transport system; and there is no sustainable transport to the site.**

**The committee also states that this site was not included in the Neighbourhood Plan.**

**As statutory consultees, the committee requests that this application is heard by the full planning committee.**

DC/21/2013

Land at 521036 117082 Parsonage Farm Deer Park Henfield West Sussex BN5 9QR

Outline planning application for up to 235 dwellings, including 35% affordable housing, with an improved vehicular and pedestrian access via London Road, the provision of public open space and associated infrastructure and landscaping with all matters reserved except access.

Welbeck Strategic Land II LLP

**No objection- all agreed as this is a site allocated in the Neighbourhood Plan.**

**This is on the proviso that the additional 30 dwellings are set against the increase of 100 homes that Henfield is expected to take in the Local Plan.**

DC/21/2033

39 Fawn Rise Henfield West Sussex BN5 9EZ

Demolition of existing conservatory, erection of a single storey rear extension and x2 new roof lights and x2 new windows to the ground floor.

Mrs Harford

**No objection- all agreed.**

**9. APPEALS**

Cllr Goodyear reported that she attended the appeal against the enforcement notice at Pear Tree Farm, which she felt highlighted the importance of the Neighbourhood Plan. She also commented that HDC put up a spirited defence.

She asked the Parish Office to note that, in the case of future appeals, any supporting statements from the Parish Council need to be sent directly to the inspector rather than HDC.

**10. CORRESPONDENCE**

1. Horsham District Council - Planning Application Delays.  
Noted by the committee.
2. Applications Determined - 26/8/2021 to 3/9/2021  
Noted by the committee.
3. Application for 235 homes on land at Parsonage Farm (DC/21/2013)  
Noted by the committee.
4. Croft House, 25 High Street – Email from owners.  
Noted by the committee.
5. Notification of planning committee – DC/20/2266 (Rye Farm, Henfield) Hearing 2.30pm – 21.9.21  
It was agreed to request that Cllr Shaw attends the hearing if he is able.
6. HDC – Applications Determined 3.9.21 – 9.9.21  
Noted by the committee. It was agreed to check on the enforcement situation for Hobbs of Henfield in 1 month.
7. Appeal Dismissed: DC/20/1353 - APP/Z3825/H/21/3267879 - The Henfield Tea Gardens, High Street, Henfield BN5 9DE – circulated 13.9.21  
Noted by the committee.

**11. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS**

Cllr Eastwood reported that the Local Plan workshop was attended by himself as Chair of HALC in addition to the Chairman, Cllr Shaw and HDC Cllrs Morgan and Potts.

**12. DATE OF NEXT MEETING**

7<sup>th</sup> October 2021 at 7pm in the Henfield Hall.

**Meeting Closed 8.13pm**