

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

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

Present: Cllrs N Stevens (Chair), M Eastwood, E Goodyear, D Grossmith, G Perry, J Potts.

In Attendance: Two members of the public.

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllrs A Donoghue and R Shaw.

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

These were approved and signed by the Chairman.

4. MATTERS ARISING

Cllr Grossmith was thanked for circulating the slides from his recent training course.

The Chairman adjourned the meeting

OPEN FORUM

Two members of the public addressed the meeting on DC/21/2013. They were from Bysshops Meadow development, and wanted their objections to the plan noted. Firstly they stressed that the agreed numbers in the HNP was 205. They felt given the character of the village, floodplain and gas pipeline there should not be high density areas. They noted that 2.5 storey buildings were not located in the place that the HNP had set out, lower in the site. Suggested that conditions would be needed on this. They felt some aspects conflicted with the Henfield Design Statement. There were conflicts in suggested design next to the Deer Park development. Suburban character of the proposals were not in keeping with HNP, for example the grid style of blocks. Limiting the numbers to 205 would help create a development more in keeping with the rural nature of the village.

They asserted that the proposal was in conflict with the HNP and Design statement and believe additional conditions should be imposed so that it complies with these plans. Additionally they raised concerns regarding where the water will be sourced and whether there would be an additional reservoir built due to the Water Neutrality order now in place in the district.

The Chairman reconvened the meeting

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

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 (Previously discussed on 16th September 2021)

No objection – 5 Agreed and 1 against 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/21/1673

Camellias Henfield Common North Henfield West Sussex BN5 9RL

Erection of a part single storey/part two-storey side extension.

Mr and Mrs Angus Iverson

No objection all agreed subject to Conservation Officer's approval.

DC/21/2333

Seven Chimneys Cagefoot Lane Henfield West Sussex BN5 9HD

Subdivision of existing dwelling to form 2no three bed dwellings. Erection of a single storey rear extension and associated works (Full Application)

Mr Paul Seaton

No objection - All Agreed. Subject to Listed Building Officer's consent; and provided that adequate parking off the private road is provided in both dwellings.

DC/21/2334

Seven Chimneys Cagefoot Lane Henfield West Sussex BN5 9HD

Subdivision of existing dwelling to form 2no three bed dwellings. Erection of a single storey rear extension and associated works (Listed Building Consent)

Mr Paul Seaton

No objection - All Agreed. Subject to Listed Building Officer's consent; and provided that adequate parking off the private road is provided in both dwellings.

DC/21/2465

Delta Shoreham Road Small Dole Henfield West Sussex BN5 9YG

Demolition of existing store/chicken shed. Erection of a single storey dwelling with a detached garage/car port.

Mr Nick Bessant

No objection all agreed. The committee noted that this improves the site.

DC/21/2497

20 The Hooks Henfield West Sussex BN5 9UY

Surgery to 1 x Sweet Chestnut (with TPO) and 1 x Horse Chestnut

Mrs Alison Sewell

No objection all agreed subject to Tree Officer's approval.

DC/21/2641

Tannery Cottage Church Street Henfield West Sussex BN5 9NT

Surgery to x1 purple leaf plum (works to trees in conservation area)

Mrs Anne Garmston

No objection all agreed subject to Tree Officer's approval.

7. **APPEALS**

Planning Inspectorate Reference: APP/Z3825/W/21/3278760

HDC Ref: DC/20/2200

Mr and Mrs Seet and Patti Gurprashad

Demolition of existing shop and dwelling and construction of 10.No one-bedroom apartments with parking forecourt and ten domestic storage buildings to rear with associated bicycle parking and refuse storage.

Brangwyn Station Road Henfield West Sussex BN5 9UP

Deadline for written Representations stated as 27th November 2021 but thought to be 27th December 2021

It was agreed to send the previous report to the Inspectorate.

Planning Inspectorate Reference: APP/Z3825/W/21/3279450

HDC Ref: DC/20/1906

Mr Robert Dunckley

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.

Birchfield Nursery Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB

Deadline for written Representations 27th December 2021

It was agreed to send the previous report to the Inspectorate.

Planning Inspectorate Reference: APP/Z3825/X/21/3285074

HDC Ref DC/20/1841

K Hudson and A Yearsley

Application to confirm the substantial completion of building works of a residential annex on a date four years previous (Certificate of Lawful Development - Existing).

Rye Island Hollands Lane Henfield West Sussex BN5 9QY

Deadline for written Representations 28th December 2021

This was noted.

8. CORRESPONDENCE

1. 5-Year Housing Supply - letter from Rudgwick PC, Consent Order and response from HDC - This was noted.
2. HDC - Compliance Complaints Received 15/11/2021 and 21/11/2021. This was noted
3. Appeals Dismissed/Enforcement Notice Quashed - EN/18/0018 - APP/Z3825/C/20/3262469, 3262470 & 3262473 - Land at Pear Tree Farm, Furners Lane, Woodmancote, West Sussex, BN5 9HX – circulated 25.11.21. This was noted.
4. CPRE Sussex: Your Horsham District Update November 2021 - Local Plan 2021-38 Regulation 19 Process on Hold. This was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

10. DATE OF NEXT MEETING

7pm on 16th December 2021 in the Henfield Hall.

Meeting closed at 7.35 pm