

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee
held on Thursday 16 January 2020
at 7.00 pm in Parish Council Office at the Henfield Hall.**

Present: Cllrs N Stevens (Chairman), E Goodyear, G Perry, A Rickard, M Eastwood and J Potts

In attendance: Four members of the public

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest made.

2. APOLOGIES

Cllr A Donoghue and R Shaw.

3. APPROVAL OF MINUTES OF MEETING HELD ON 2 JANUARY 2020

Approved, signed and dated by the Chairman.

4. MATTERS ARISING

To consider any matters arising from the previous minutes.

None.

5. CHAIRMAN'S ANNOUNCEMENTS

None.

The Chairman adjourned the meeting

OPEN FORUM

Four members of the public spoke about their objections to DC/19/2575 Rye Farm. Their objections covered the following:

- Area being prone to flooding and their concerns of the increase in the future.
- Access and lack of parking.
- Lack of essential services – electricity, water and sewerage.
- Building not suitable for conversion under Class Q.
- Covenant on the land where barn located.
- Self-build permission sought in avoidance of CIL
- A Site of Special Scientific Interest.

The Chairman reconvened the meeting

6. CONSULTATION ON PLANNING APPLICATIONS

DC/19/2508

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

Erection of a single storey rear extension

Applicant: P Gammon

No objection, all agreed

DC/20/0005

1 Woodard Mews, Church Street, Henfield, West Sussex

Fell 1 x Robinia (Works to Trees in a Conservation Area)

Applicant: R Charman

Objection, majority 5:1. The committee considered the tree had amenity value and should be thinned rather than felled.

DC/19/2575

Rye Farm, Hollands Lane, Henfield, West Sussex

Prior approval for the change of use from agricultural buildings to dwellings (C3 Use class)

Applicant: Mr P Haworth-Booth

Objection, all agreed.

The committee does not consider the application to be a suitable case for Class Q development; and the application does not comply with HDC Planning Framework Policies 1, 2, 4, 25, 26, 32, 33, 34.7 and 38.

As there was considerable public interest in this application, the Committee as a statutory consultee, would like the decision on this application to be made by the HDC Planning Committee rather than the Delegated Officer.

ACTION – Clerk to write to HDC requesting that the decision be made by the HDC Planning Committee rather than the Delegated Officer.

7. APPEALS

DC/19/0898

APP/Z3825/W/19/3242354

Bos Barn, Marthas Barn Warehouse, Hollinger, Wheatsheaf Road, Henfield, West Sussex, BN5
Conversion of first floor of existing building to a 2 bedroom flat to create a live-work unit.

Noted

DC/17/1374

EN/18/0018

Land to The Rear of Pear Tree Farm, Furners Lane, Woodmancote, West Sussex, BN5 9HX

Appeal Date: 28 January 2020

Noted. The Committee has already commented on this application and has nothing to add.

ACTION – Clerk to inform HDC that we do not wish to comment further.

8. CORRESPONDENCE

1. Soft Sand Review of the West Sussex Joint Minerals Local Plan

Noted. The Committee has no comments to make.

2. Pear Tree Farm, Furners Lane, Henfield.

DC/17/1374

Communication received asking if the Parish Council are planning on attending the Appeal Hearing. The Committee has already commented on this application and has nothing to add.

ACTION – Clerk to inform HDC that we do not wish to comment further.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Local Plan to be included as an agenda item at the Plans Advisory Committee meeting due to be held on 6 February 2020.

10. DATE OF NEXT MEETING

Thursday 6 February 2020 at 7:00pm

Meeting Closed at 7:45pm