

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

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

Present: Cllrs R Shaw (Chair), M Eastwood, E Goodyear, D Grossmith, G Perry and J Potts.

In Attendance: Mrs B Samrah (Parish Administrator) and three members of the public.

MINUTES

1. **DECLARATION OF MEMBERS' INTERESTS**
There were none.
2. **APOLOGIES**
Were received from Cllrs Stevens and Donoghue.
3. **APPROVAL OF MINUTES OF MEETING HELD ON 2ND DECEMBER 2021**
These were approved and signed by the Chairman.
4. **MATTERS ARISING**
There were none.

The Chairman adjourned the meeting.

OPEN FORUM

The Chairman asked the members of the public if they wanted to speak, all wanted to object to Planning Application DC/21/2490 on the following grounds:-

- Contrary to Planning Framework policies 25, 26, 32 and 40.
- It is an unsuitable site for a residential property as after rainfall there is a lot of standing water.
- The area has been used as a quarry and between 2015-2017 lots of rubble and top soil was brought in to raise the level of the land but flooding still occurs.
- There has been no provision to deal with waste water on the application.
- Notice of the application is believed to have been given to the kennels nearby and two properties on Barratt's estate but not the owners of the lane who are believed to be the Church Commissioners.
- When flooding is very serious the Fire Brigade have had to assist in the past.
- In the past refrigerators and other waste items have been dumped there and it is believed to be a contaminated site.
- It is reached by a single track road which is already seeing increased activity because of the storage at Bettany Barns, the verges are soft and getting chewed up. It is a much used footpath.
- There may be some historical merit in the site as possibly supplying the stone for St Peters Church.

The Chairman thanked them for their input. Cllr Eastwood said that if it was allowed it would push out the Built up Boundary.

The Chairman reconvened the meeting.

5. **CHAIRMAN'S ANNOUNCEMENTS**
There were none.
6. **CONSULTATION ON PLANNING APPLICATIONS**
DC/21/2490
Land Stonepit Lane Henfield West Sussex
Erection of a detached, two-storey, five-bedroom dwelling
Mr L Chapman

Objection – all agreed. This application is not an allocated site in the Henfield Neighbourhood Plan

- **This application is contrary to Horsham District Planning Framework namely Policies 1, 2, 3, 4, 24, 25, 26, 32, 33 and 40.**
- **The application is inappropriate to its countryside location located on a single track private lane.**

- **The application would have a detrimental impact on the landscape and does not protect its rural location.**
- **The proposed development does not address land contamination issues and does not take account of ground conditions and land instability caused by the previous use of the site for landfill.**
- **The site is outside the built-up area boundary of Henfield.**
- **The proposed development is not essential to its countryside location and is out of scale to its countryside character and location.**
- **The modernistic urban design does not integrate with the surrounding landscape.**
- **The application site is not located in an area where there are, or will be a choice in the modes of transport available. The High Street and village facilities are over a mile away with no public transport**
- **In addition in the past the site has been liable to severe flooding which the application does not address.**

The three members of public left the meeting at 7.24pm.

DC/21/2609

2 Banfield Gardens Henfield West Sussex BN5 9FN

Installation of 2No. rooflights to the front elevation and 2No. rooflights to the rear.

Ms K Towse

No objection – All agreed

DC/21/2646

West View Nep Town Road Henfield West Sussex BN5 9DY

Surgery to 4x Hornbeam (works to trees within conservation area)

Sarah Jemmett

The committee declines to comment on the planning application of the wife of a fellow Parish Councillor, however the Committee's Tree Warden is supportive of this application.

DC/21/2647

The Pump Cottage 2 Church Terrace Henfield West Sussex BN5 9PB

Surgery to x1 Silver Birch (works to trees within conservation area)

Mr Martin Williams

No objection - All Agreed. Subject to Tree Officer's consent

DC/21/2687

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

Application to confirm the continuous use of site for B8 (storage) purposes for a period in excess of ten years (Lawful Development Certificate - Existing)

Sam and Charlie Tingey

Whilst the Committee has no evidence to support or oppose this application – Google Earth shows storage of tyres in September 2012, but no external storage of tyres in April 2011 in this rural location.

DC/21/2711

Wantley Cottages London Road Henfield West Sussex

Erection of a two storey detached dwelling with parking.

Mr Richard Ewen

No Objection – all agreed.

7. APPEALS

There were none.

8. CORRESPONDENCE

1. HDC Monthly Compliance Team statistics for November – This was noted.
2. HDC Respond to our Consultation on our Local Validation Requirements – Cllr Eastwood said that he felt that the Committee should respond positively to this consultation.

3. Land at Rye Island, Hollands Lane, Henfield BN5 9QY - EN/21/0526 – Enforcement Notice issued by HDC – This was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Goodyear said that in light of increase in Covid she felt it would be sensible to meet via Zoom for the foreseeable future, the Chairman concurred. All agreed.

10. DATE OF NEXT MEETING

7pm on 6th January 2022 via Zoom.

The meeting finished at 7.31pm.