

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 3rd February 2022 at 7:00pm via Zoom.**

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

In attendance: Mrs R Grantham (Operations Manager) and one member of the public.

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllr Stevens.

3. APPROVAL OF MINUTES OF MEETING HELD ON 20TH JANUARY 2022

These were approved and will be signed by the Chairman in the Parish office.

4. MATTERS ARISING

With regards to the Cedar Tree at the Catholic Church, Cllr Goodyear asked whether Cllr Grossmith would draft a letter to Horsham District Council (HDC) to explain the Parish Councils' viewpoint in more detail. **It was agreed** by all.

Action Point: Cllr Grossmith to draft a letter to HDC regarding the Cedar.

The Chairman adjourned the meeting.

OPEN FORUM

The member of the public asked why the application (DC/21/2013) had returned to the committee for consideration again. The Chairman explained that further documentation had been received, the Environmental Report and the Odour Report. Cllr Eastwood explained that this was quite normal in the progress of applications, although there would be no determination in this case yet, as is the case with all others, due to the issue of water neutrality. It was discussed briefly by Cllrs, who **all agreed** that there did not seem to be any particular concerns raised in the new reports, so the Committee's stance would remain the same.

The member of the public left the meeting at 7.13pm.

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

No objection, all agreed as this is a site allocated in the Neighbourhood Plan. Providing that the additional 30 dwellings are set against the additional 100 homes expected in the HDC Local Plan.

DC/21/2403 (note this is an amended application)

Southbank Stables New Hall Lane Small Dole Horsham West Sussex BN5 9YJ

Erection of a single storey side extension.

Mr and Mrs Smith

No objection, all agreed. Subject to Listed Buildings Officer's approval.

DC/21/2835
Townsmead Coopers Way Henfield West Sussex
Fell 1 X Beech
Molly Hancock

Objection, all agreed. This Committee deems that although outside of the conservation area this mature tree dominates the view from the High Street as you turn in to Coopers Way. As an established specimen it adds to the rural image of Henfield as a market town and aids in breaking up the sign line of the modern buildings from the central town conservation area.

The NPPF) stipulates that existing trees should be retained wherever possible and long-term maintenance is designed in for newly planted trees. Henfield Parish Council and 90% of the residents fully support this policy via the Henfield Neighbourhood Plan which was adopted by Horsham District Council in June 2021. The loss of this tree would be detrimental to the whole village scene and every opportunity should be given for its natural recovery before terminal actions are considered.

We note the aerial view showing the crown with no green leaf colour but as this tree is a "copper" beech it is difficult to establish if this is due to the leaf colour or dieback. We would propose the tree is allowed to leaf-up this spring and if this is successful is allowed to remain and be maintained.

Should the tree show significant die back, or stress, at the end of summer then removal would seem to be the only course of action. If this were the case we would like to see a significantly sized, native tree specimen replace the existing tree and, following the NPPF, measures put in place for the long-term maintenance of this newly planted tree.

DC/22/0003
Oak Cottage Church Lane Henfield West Sussex BN5 9NY
Restoration of inglenook fireplace within Grade II Listed dwelling (Listed Building Consent).
Mr O'Sullivan

No objection, all agreed. Subject to listed buildings officers' approval

7. APPEALS

See item 8.2 below.

8. CORRESPONDENCE

- 1
 - a. TPO/1552 Atlantic Cedar at Corpus Christi Roman Catholic Church. Circulated 25.1.22
 - b. Letter from a resident to Fr Flower at Corpus Christi – Atlantic Cedar – circulated 1.2.22
 - c. Response from Diocese to a resident – circulated – 31.1.22
 - d. Email from Cllr Grossmith – circulated 31.1.22This issue was discussed under Matters Arising.

- 2 Planning Inspectorate Reference: APP/Z3825/C/22/3291409 Rye Island Hollands Lane Henfield West Sussex BN5 9QY.
This was noted by the Committee.

Action Point: Cllr Shaw to discuss with Cllr Stevens in order to determine whether any other action is needed.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Eastwood reported that he had met with a local business (Jack Dunckley) to discuss their future plans for the site and restore trust and a good relationship with the Parish Council. Following discussion, **it was agreed** that the business owner would be entitled, as any other, to attend a without prejudice meeting to discuss future plans, but that it would be appropriate to wait until there is a result of the appeal and matters with HDC are resolved.

Action Point: Cllr Eastwood to relay this response to the business owner.

Cllr Eastwood commented that the draft Annual Parish Meeting (APM) report for this committee lacked information on the Neighbourhood Plan, the Sandy Lane Appeal and other contentious applications, the Horsham Local Plan and Mayfield situation, the current issue of water neutrality and S106/CIL. He

also suggested that a breakdown of the number of applications with their type (trees, extensions, new buildings and 'other'), the committee's own recommendations and HDC decisions would be very useful. Both as a summary for the year as well as on an ongoing monthly basis in order to spot trends. Planning is one of the three main topics for discussion at the APM and more information and detail is needed for this. The Chairman agreed but noted this may not be achievable in the short time before the APM. He recommended that Cllr Eastwood continued to prepare the APM planning presentation and that some of the information from this could be added into the report.

Action Point: Cllr Potts to request planning statistics from HDC. Cllr Grossmith to assist if necessary.

Action Point: The Chairman and Cllr Shaw to discuss planning statistics with the Parish Administrator.

- 10. DATE OF NEXT MEETING**
7pm on 17th February 2022 via Zoom

The Meeting finished at 8.13 pm