

**HENFIELD PARISH COUNCIL**  
**PLANS ADVISORY COMMITTEE**  
**Meeting of the Plans Advisory Committee held on**  
**Thursday 17<sup>th</sup> February 2022 at 7:00pm via Zoom.**

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

**In attendance:** Mrs B Samrah (Parish Administrator) and one member of the public.

**MINUTES**

**1. DECLARATION OF MEMBERS' INTERESTS**

There were none.

**2. APOLOGIES**

Were received from Cllrs N Stevens and M Eastwood.

**3. APPROVAL OF MINUTES OF MEETING HELD ON 3<sup>RD</sup> FEBRUARY 2022**

These were approved and will be signed by the Chairman when he is next in the Parish Office.

**4. MATTERS ARISING**

The Chairman thanked Cllr Grossmith for drafting a submission on the Cedar Tree at Corpus Christi Church and confirmed that it had been sent to the Case Worker at HDC. The Chairman also said that he had yet to meet with Cllr Stevens to discuss Rye Farm but that he would follow up. It was confirmed that Cllr Eastwood had yet to reply to the Business Owner by last week. The Parish Administrator would follow up. It was also confirmed that Cllr Eastwood had prepared a schedule of statistics which would be used at the Annual Meeting. Once agreed it would be circulated to the Committee. It was confirmed that Cllr Potts would present the section of Plans Advisory Committee at the Annual Meeting

*The Chairman adjourned the meeting.*

**OPEN FORUM**

The Chairman asked the member of public if she wanted to speak. She said that she was looking to move to Furners Lane and wanted to find out more about the area especially Pear Tree Farm. She had already viewed HDC website and seen the various planning applications submitted and was aware of objections due to the narrowness of the Lane.

*The Chairman reconvened the meeting.*

**5. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**6. CONSULTATION ON PLANNING APPLICATIONS**

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 Gipsy 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 stated 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. This Committee would recommend that HDC links all application in respect of this property are linked on the website.**

The Chairman brought the next item forward.

DC/22/0082

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

Variation of Condition 2 of previously approved appeal DC/17/1374 (Proposed settled gypsy accommodation site comprising 3 pitches and associated utility building) Relating to the approved site layout.

Mr Ben Kirk

**No Objection – All Agreed**

*The member of public left at 7.15pm*

DC/21/2775

The Paddocks Furners Lane Henfield West Sussex BN5 9HS

Demolition of existing garage and erection of detached triple garage. Alterations to existing access and erection of front boundary railings, wall and gates.

Mr Nick Bessant

**Objection – All Agreed. The committee deems that this application is contrary to HDC Planning framework policies 26 , 28, 32 and 33. The Building does not meet the minimum size for an individual garage, it is outside building line, has no regard to the dwelling it serves and is not suited to a rural setting.**

DC/22/0048

Whaphams Golden Square Henfield West Sussex BN5 9DP

Fell 2 x fir trees

Dr Hugo Wilson

**No Objection – 5 Agreed and 1 Abstention. This committee would welcome that the homeowner replaces these trees with either fruit trees or native trees.**

DC/22/0059

Primrose Corner Church Lane Henfield West Sussex BN5 9NY

Fell 3 x Leylandii. Leylandii x2 – on border with neighbour (Tree 1 and Tree 2 in the attached documents for this application) They are overgrown and causing root damage to neighbouring property. Plan to fell and replace with fruit tree, apple or pear. Leylandii x 1 (Tree 3) No amenity value. Will fell and clear area to extend fruit /vegetable planting area.

Mr Andrew Ward

**No Objection – All Agreed. This committee would welcome that the homeowner replaces these trees with either fruit trees or native trees.**

DC/22/0083

Browns Farm Hollands Lane Henfield West Sussex BN5 9QY

Retrospective application for the installation of a shipping container with open front shelter and covered seating area for use as shop/cafe.

Mr Kieran Berrett

**No Objection - 5 Agreed and 1 Abstention. This committee deems that this application should be linked to the poultry business. The Committee would not want this to be a precedent for other applications and would expect any future applications to be sought in advance of any further development.**

**7. APPEALS**

- 1 a. b and c. Appeal Ref: APP/Z3825/W/21/3278760 – Appeal dismissed  
Brangwyn, Station Road, Henfield, West Sussex BN5 9UP with additional email from R Minost. These were all noted.  
It was agreed that Henfield Parish Council should write to HDC about this matter, Cllr Shaw would prepare a draft.

**ACTION POINT:** Cllr Shaw to provide a draft for letter to be sent from the Clerk to HDC.

- 2 Planning Inspectorate Reference: APP/Z3825/Z/21/3287231 - HDC: DC/21/1470  
Budgens High Street Henfield West Sussex BN5 9DB  
Display of 2no. externally illuminated fascia signs, non-illuminated window signage and frontage signs (Retrospective). Mr D Knight – This was noted. It was agreed that HPC should write to HDC about the signage with reference to the signage at Budgens Stores in Steyning run by the same person. Cllr Goodyear agreed to provide photographs of the signs and suggested wording.

**ACTION POINT:** Cllr Goodyear to provide a draft to be sent from the Clerk to HDC along with photographs of the Steyning signs for comparison.

**8. CORRESPONDENCE**

- 1 Monthly Planning Compliance Team statistics for January 2022 – This was noted
- 2 HDC Five Year Land Supply – This was noted
- 3 HDC Weekly List of compliance cases - 7th and 13th February 2022 – This was noted.
- 4 a. and b. Land off Wantley Hill access from Charlwood Drive – WSCC and Cllr Eastwood – This was noted.

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

There were none.

**10. DATE OF NEXT MEETING**

7pm on 3<sup>rd</sup> March 2022 via Zoom. It was also agreed to remain with virtual meetings through March and re-consider again at that stage.

The meeting closed at 7.59pm