

**HENFIELD PARISH COUNCIL**  
**PLANS ADVISORY COMMITTEE**

**A meeting of the Plans Advisory Committee  
held on Thursday 3<sup>rd</sup> March at 7:00pm via Zoom.**

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

**In Attendance:** Mr G Holdsworth from Lovell Partnership, Mr M Mayo from West Sussex County Council (WSCC), two members of the public and Mrs B Samrah (Parish Administrator).

In the absence of Cllrs Stevens and Shaw, Cllr Goodyear agreed to chair the meeting.

**AGENDA**

**1. DECLARATION OF MEMBERS' INTERESTS**

There were none.

**2. APOLOGIES**

Were received from Cllr N Stevens and R Shaw.

**3. APPROVAL OF MINUTES OF MEETING HELD ON 17th FEBRUARY 2022**

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

The Chairman brought forward the presentation by Lovell Property.

Cllr Eastwood said that this presentation would be a "without prejudice" discussion. Mr Mayo agreed that he hoped it would be a sharing of views and checking what would be acceptable to Henfield Parish Council. Mr Holdsworth talked about the following points:

- Originally site was for 25 homes, in order to allow access to sports area and for UKPN to access power lines this would be through allocated site so hoped for additional 15 houses on the area to the east. 23 homes now in allocated area and 17 in the east arranged around a village square.
- There was space to the north for the provision of sports facilities; likely to be two mini football pitches and a cricket pitch, there would also be space for a pavilion (Lovell would make sure that services could be laid to the site) and parking for 10 cars.
- Access would be via Croudace homes south of the site.
- Houses would be built in a style that was sympathetic to local area and meet housing needs.
- 13 of the houses would be two and three bedroom homes which would be 16% of the need of 83
- The natural tree line on the footpath would provide privacy of the homes and ensure that views of the countryside would not be affected.
- The houses would be designed by a quality architect.
- The access would resemble a track rather than a road and appear green and in keeping with environment, it maybe accessed via a gate to control traffic.
- Lovell would speak with HDC after Henfield Parish Council.
- Lovell would expect to reach at least 10% net gain on Biodiversity. It was noted that bats were foraging but not roosting, a badger and hedgehogs thought to be living in the north of the space and bluebells in the area would all be protected.
- All surface water will run north to the swales.

Parish Councillors agreed that it was pleasing to see the number of trees and hedgerows that were retained, the houses arranged around a square rather than as roads, easements between these houses and the existing houses nearby remaining at 6 metres. The Chairman thanked both gentlemen for their time.

*Mr Holdsworth and Mr Mayo left the meeting at 7.36pm*

**4. MATTERS ARISING**

There were none.

**OPEN FORUM**

The two members of the public confirmed that they lived next door to Relish and that they were against the extended hours being requested by Planning Application DC/21/1196. They had lived in their home for many years and had encountered no problems with previous owners of the business; a letting

agency, a colour specialist and a delicatessen. They felt that their life had been adversely affected by the smells and noise coming from the café and from those arriving or leaving the premises. They confirmed that the owners also own the flat above and the house the other side of the business. Parties had been allowed to run until sometimes 2am, with plenty of customers sitting on their window sills, and that they were not happy having to keep a record of problems and reporting each one to HDC. Cllr Potts agreed to speak with the neighbours about licencing and environmental issues that they had raised.

**ACTION POINT:** Cllr Potts would liaise with the neighbours about licencing and environmental issues.

**5. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**6. LOVELL PRESENTATION FOR WANTLEY SITE**

This was covered earlier.

**7. CONSULTATION ON PLANNING APPLICATIONS**

DC/21/1196 (The Chairman brought this forward)

Relish Brook House High Street Henfield West Sussex BN5 9DD

Variation of condition 4 of planning permission DC/20/0997 (Erection of a single storey rear extension, new external staircase, partial change of use to allow for sui generis takeaway from café and associated installation of electric oven and goods) to allow for increased opening hours of 08.00 to 21.30pm Sunday to Wednesday (inclusive) and 08.00 to 22.00 Thursday, Friday and Saturday.

Mrs Alison Egan

**Objection – all agreed. The committee deems that this application is contrary to HDPF number 33, loss of amenity to neighbouring owners.**

*The two members of the public left at 7.52pm.*

DC/21/0938

Hascombe Farm Horn Lane Henfield West Sussex BN5 9SA

Erection of extension to existing indoor riding arena to provide viewing area and pole barn for hay and storage purposes. Provision of tannoy system, circular horse walker, 2x all-weather paddocks, additional parking area and associated works.

Mr Ralph Gilbert

**Objection - All agreed. The Committee deems it important that all applications for this site; DC/15/0531, DC/21/0917, DC/21/1140, and DC/21/1707 should be linked and viewed as a whole.**

**The Committee deems this application to be contrary to HDPF policies:**

- **Policy 24.1 as land contamination is not addressed**
- **Policy 26.3 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**
- **Policy 29.2 as re-use of existing buildings on the site has not been demonstrated as in-appropriate**
- **Policy 33.2 as there is loss of amenity to the neighbouring property**

**The Committee notes that Woodmancote Parish Council have objected to this application on the grounds of over development of the site; and light pollution as the site is close the South Downs National Park.**

**8. APPEALS**

Planning Inspectorate Reference: APP/Z3825/W/21/3279901 HDC Ref DC/20/2444 - Attached Barns To the South of Adams Garden, Henfield, West Sussex, BN5 9RF

Full planning application for the change of use, conversion and extension of existing barn store to provide a three-bedroom dwelling and alterations to existing stable store building with associated landscaping.

Mr and Mrs Jones

It was agreed that the original comments would be sent to the Planning Inspector, and these were:

**Objection – all agreed. The Committee felt it was contrary to HDC's Planning Guidance Policies 2, 3, 20, 25, 26, 28, 32, 33, 34 and 40. The Committee notes that this pre-dates the Neighbourhood Plan being made and is an expansion of the premises.**

**ACTION POINT:** The Chairman would draft a letter for the Planning Inspector to be sent by the Clerk.

Appeal Ref: APP/Z3825/W/21/3276257 – Appeal Allowed - Attached  
Whiteoaks, Shoreham Road, Woods Mill, West Sussex BN5 9SD  
Mr Tracey Tingey – this was noted.

**9. CORRESPONDENCE**

Appeal Ref: APP/Z3825/W/21/3279450 – Dismissed  
Birchfield Nursery, Kidders Lane, Henfield BN5 9AB (DC/20/1906)  
A 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.  
Mr Robert Dunckley – This was noted and it was agreed that Cllrs Eastwood and Potts would visit Mr Dunckley about a way forward for the business.

**ACTION POINT:** Cllrs Eastwood and Potts would visit Mr Dunckley and talk about his future plans.

Appeals determined – 18.2.22 – 24.2.22 – It was noted that Rye Island had withdrawn their appeal.

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

The Chairman said that she felt the Lovell scheme had been sensitively done and that she would look at the architects. Cllr Perry was concerned that the pitches might prevent walkers from using the area but Cllr Eastwood said that many walkers still used the pitches at the Memorial Field. It was agreed that when the planning was submitted care would be needed to look at water saving measures. It was further agreed that car parking at Bishops Park Estate would be on the next agenda after the Clerk had got more information from the resident who had raised this issue at the Annual Parish Meeting. Cllr Eastwood felt that Sandy Lane would need to be monitored as would the NHP; site allocations have been handed over to HDC but the Design Statement remains with HPC.

**ACTION POINT:** The Parish Administrator would make sure that Parking at Bishops Park Estate would be added to the next agenda for discussion after the Clerk had received details for a resident.

**11. DATE OF NEXT MEETING**

7pm on 17th March 2022 via Zoom.

The meeting closed at 8.15pm.