

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee
held on Thursday 17th March at 7:00pm via Zoom.**

Present: Cllrs N Stevens (Chairman), R Shaw, M Eastwood, E Goodyear, D Grossmith and G Perry.

In Attendance: One member of the public and Mrs B Samrah (Parish Administrator)

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllr J Potts.

3. APPROVAL OF MINUTES OF MEETING HELD ON 3rd MARCH 2022

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

Cllr Donoghue arrived at the meeting at 7.03pm

4. MATTERS ARISING

Car Parking at Bishops Park Estate – It was confirmed that the email trail had been circulated before the meeting. After some discussion it was agreed to keep an eye on developments and decide if any action was necessary at a later stage

Cllr Eastwood said that he had attended a meeting and would share the details with this committee in relation to planning and especially Highways responses to planning applications.

ACTION POINT: Cllr Eastwood agreed to circulate the details of his meeting.

The Chairman adjourned the meeting.

OPEN FORUM

The member of the public who's submission to HDC in respect of planning application DC/22/0099 had already been circulated to the committee said that he was interested in hearing what the committee had to say about the application.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

The Chairman brought forward:

DC/22/0099

Burny Bank Barrow Hill Henfield West Sussex BN5 9DN

Change of use of land to residential and erection of a 3 bay single storey oak framed garage.

Mrs Lucy Chaplin

The Chairman left the meeting at 7.15pm

Objection – 5 agreed and 1 abstained. This Committee deems that this application is contrary to HDPF policy 26.

Member of public left at 7.20pm

DC/21/2467

89 Parsonage Road Henfield West Sussex BN5 9HZ

Erection of a single storey rear extension (Part-Retrospective).

Mr and Mrs David and Deborah Jeffery

No objection – all agreed

DC/22/0368

16 Southview Terrace Henfield West Sussex BN5 9ES

Conversion of loft into habitable living space, incorporating creation of 2no rear dormers, installation of 2no rooflights to front and installation of 1no window to side.

Ms Emma Evans

No objection - all agreed, subject to Conservation Area Officer's approval

DC/22/0381

The Gattens Upper Station Road Henfield West Sussex BN5 9PL

Erection of a single storey timber car shed/garage to front of property.

Mr Matthew Beasley

Objection – all agreed. This committee deems that this application is contrary to HDPF policies

- **33.2 design is not sensitive to surrounding buildings**
- **33.3 in terms of scale and massing and**
- **33.4 in that it does not respect the character of the surrounding buildings.**
- **This will be forward of the building line of the existing house and as it is on a slope will have a greater impact on the surroundings.**

Cllr Perry left the meeting at 7.30pm.

The Chairman returned to the meeting at 7.35pm

DC/22/0386

Rye Island Hollands Lane Henfield West Sussex BN5 9QY

Application to confirm the continuous use of a building as an annexe for more than four years and the substantial completion of building works took place more than four years prior to the date of this application (Lawful Development Certificate - Existing).

K Hudson

The Council has no evidence to confirm or deny the claim made by the applicant.

DC/22/0408

Hascombe Farm Horn Lane Henfield West Sussex BN5 9SA

Erection of a barn for use as stables.

Mr Ralph Gilbert

Objection - All agreed. The Committee deemed the 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 10 as the existing buildings on site are not being reused for related equestrian use; HDPF Policy 25 as it does not protect the landscape HDPF Policy 26 as the site expansion does not protect forestry The committee could see no evidence of any mitigation for Water Neutrality.

DC/22/0464

Cherrymead, Chattels, Clovely Cagefoot Lane Henfield West Sussex BN5 9HD

Fell 1 x Sycamore and Surgery to 3 x Beech Trees (Works to Trees in a Conservation Area)

Mr Noel Huckle

No Objection – all agreed subject to the work being carried out by competent tree surgeon. The committee notes that the diagrams were not accurate and in fact had the tree located on the wrong side of the house.

7. APPEALS

There were none.

8. CORRESPONDENCE

- 1 DC/21/0938 - Hascombe Farm Horn Lane, Henfield, West Sussex
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. Planning Meeting 15th March 2022 – It was confirmed that Cllr Eastwood had attended and put the Committee's objection. Cllr Eastwood said that the officer did not see the need to view all applications for the same site together. He also said that Cllr R Noel had recommended that officers speak to the landowner to find out how frequently it will be used. The matter will be decided once further information is received. Cllr Goodyear said that she found it disappointing that residents' views had not been taken into account Cllr Eastwood said that SDNP had no objections to the project and Sussex Wildlife Trust had not commented at all. It was confirmed that there was no permission for music or commentary on the tannoy or for events requiring additional lighting.

Cllr Eastwood confirmed that he and Cllr Potts were visiting Birchfield Nurseries the following day.

- 2 Monthly Planning Compliance Team statistics for February 2022 – This was noted.

- 3 Appeal Ref: APP/Z3825/Z/21/3287231 Budgens, High Street, Henfield, BN5 9DB
The application Ref DC/21/1470, dated 23 June 2021, was refused by notice dated 24 September 2021. The advertisement proposed is display of 2no. externally illuminated fascia signs, non-illuminated window signage and frontage signs. It was noted that this appeal had been dismissed.

The Chairman left the meeting at 8.00pm

9. ANY OTHER

Cllr Eastwood confirmed that he had attended a meeting with HALC the night before that was also attended by a number of HDC Officials to discuss Water Neutrality. A number of issues were raised:

- It had not been clear how long it might take for HDC to be able to allow large scale building again
- It appeared that Neighbourhood Plans would need to be relied upon.
- Other agencies; Defra, Natural England, Southern Water were involved.
- It was likely that Southern Water would be forced to make improvements with leakage.
- HDC had assured the audience that they would keep Councils informed.
- Additional staff have been employed by HDC to move this forward.
- Parish Councils may be asked to lobby Government for advice and assistance on this matter.

10. DATE OF NEXT MEETING

7pm on 7th April 2022 via Zoom

The Meeting closed at 8.11 pm