

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee
held on Thursday 21st April at 7:00pm via Zoom.**

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

3. APPROVAL OF MINUTES OF MEETING HELD ON 7TH APRIL 2022

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

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting.

OPEN FORUM

There was one member of the public present to discuss application DC/22/0099. She confirmed that Highways Agency requested more detail about the garage doors, so the application was resubmitted with confirmation that there would be wood effect roller doors. The design was mindful of where the garage is proposed to be and should blend in therefore it was oak framed. Conifers have already been planted to screen the garage and HDC had carried out a site visit. One of the neighbours had sent in an email in support and this was read out. "The reality of this bank is that it is a rather unkempt wide strip between a busy A road and the driveways serving 5 houses. We all cherish the nature of the rural village of Henfield, and this application will improve the southern entrance to Henfield. The applicants have made it clear that further natural screening from the road will be incorporated and as a result both make the garage virtually invisible and the entrance to Henfield greener. We are aware of a discussion by the Parish Council regarding policy 26 but we would suggest that this is absolutely in line with Policy 26 in that this is a quiet, informal recreational use by the applicants of land that is only not in their curtilage because of a shared driveway. Given that the land is between an A road and a driveway and surrounded by houses on the north side of the A2037, it is arguable whether this is even outside a built up area anyway!"

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman confirmed that he had attended Hascombe Equestrian Centre the previous day with Cllrs Morgan, Potts and Eastwood along with Giles Holbrook from HDC and representatives from Woodmancote Parish Council and met the owner. This year there had been a spate of planning applications and Henfield Parish Council were concerned about over development of the site. The owner explained that the new building applications were not in addition to the existing buildings approved but not yet built; but because he wished to place the approved buildings in different locations to minimise any loss of amenity to neighbours and to safeguard views from the SDNP. Additional car parking on site would alleviate traffic and parking problems on Horn Lane. On the problem of light pollution, the owner would not be floodlighting the site as the 40 permitted shows per year would either be completed by sunset or would be held indoors. On the issue of the Tannoy system, the owner affirmed he had permission for a Tannoy system on one showing but would like to move the Tannoy system to another ring which was surrounded by an 8ft hedge, which would reduce noise pollution. There remained the issue of the new applications being in addition to existing approvals; and Giles Holbrook would be looking at a Memorandum of Agreement whereby if the new applications were approved, the existing unbuilt approvals would be surrendered. Cllr Eastwood said that current arena with Tannoy is much more open. Use of tannoy limited to announcing riders name at the beginning and end of each event as well as signalling faults. They have used it already and had no complaints. He was impressed that the manure had been spread, solar panels had been installed and that rainwater was being recycled. Cllr Eastwood felt that having objected to previous plans that this committee should write to HDC showing support for the site before the meeting next Tuesday and all agreed.

There was likely to be one more planning application for a high-end equestrian shop. It was agreed by all that it was important that the Agreement proposed by Giles Holbrook was very important

ACTION POINT: Cllr Eastwood would draft a letter and liaise with Cllr Potts over content which can then be sent from the Parish Office to the HDC Planning Department before meeting on Tuesday 26th April.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/21/2775

The Paddocks Furners Lane Henfield West Sussex BN5 9HS

Demolition of existing garage and erection of detached double garage. Alterations to existing access and erection of entrance 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.

West Sussex County Council state that the revised plans still do not meet the minimum size (3m x 6m) per single bay garage. Since then, the latest plan shows the external dimensions to be 6m deep but not the internal dimensions. Our original objections still stand.

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

No Objection – All Agreed. Subject to adequate screening with indigenous species.

DC/22/0538

Eastmead Cattery New Hall Lane Small Dole Henfield West Sussex BN5 9YH

Removal of existing cattery block and erection of a new single storey block to provide 10no cattery pens.

Mr and Mrs Haydon

No objection – All Agreed

DC/22/0547

Rosemarkie Church Street Henfield West Sussex BN5 9NR

Surgery to 1 x Hornbeam (Work to trees in a conservation area)

Mrs Mary Simmonds

The Committee declines to comment as the applicant is the wife of a Parish Councillor.

DC/22/0551

Brooklands New Hall Lane Small Dole Henfield West Sussex BN5 9YH

Application to confirm the change of use of part of a former paddock to residential garden took place more than ten years prior to the date of this application (Lawful Development Certificate - Existing).

The Committee has no evidence to support or challenge the application.

7. APPEALS

There were none.

8. CORRESPONDENCE

1. HDC Weekly Planning lists for the period 8-4 April - Applications determined - This was noted.
2. HDC planning website - maintenance – Sat 23 and Sat 30 April - This was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

The Chairman said that he felt the cedar at Catholic Church had been cut very unsympathetically, it was agreed that John Willis would be asked to take a look and that the Tree Preservation team at HDC should be notified that surgery appeared to have been carried out. Cllr Grossmith said he would take some photographs.

ACTION POINT: Parish Administrator would ask John Willis to take a look and report findings to Tree Preservation Officer if surgery had been carried out.

10. DATE OF NEXT MEETING

7pm on 5th May 2022 in the Garden Room at Henfield Hall

The meeting closed at 7.26pm.