

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

**Meeting of the Plans Advisory Committee held on  
Thursday 7<sup>th</sup> July 2022 at 7:00pm in the Henfield Hall.**

**Present:** Mr R Shaw (Chairman), M Eastwood, D Grossmith, D Jemmett, G Perry and N Stevens.

**In Attendance:** Mrs B Samrah (Parish Administrator).

**MINUTES**

**1. DECLARATION OF MEMBERS' INTERESTS**

There were none.

**2. APOLOGIES**

Were received from Cllr Goodyear.

**3. APPROVAL OF MINUTES OF MEETING HELD ON 9th JUNE 2022**

These were approved and signed by the Chairman.

**4. MATTERS ARISING**

Cllr Grossmith said that he had had a conversation with the Arboriculturist at HDC in relation to a previous planning application. It was agreed that Cllr Grossmith would write to HDC for clarification from Mr Bush.

**ACTION POINT:** Cllr Grossmith would write to Mr Bush at HDC for clarification on existing trees and new planning applications.

*The Chairman adjourned the meeting.*

**OPEN FORUM**

There were no members of the public present.

*The Chairman reconvened the meeting.*

**5. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**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

Nick Bessant

**No Objection – 5 agreed and 1 against.**

DC/22/0313

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

Retrospective application for the erection of a commercial storage building (Class B8 Use).

Sam Tingey

**Objection – All Agreed. The Committee strongly objects to this application and if it is recommended by a Planning Officer, we would ask that the case is considered by the Planning Committee. This application needs to be read in conjunction with DC/21/1379 and DC/19/0742 together with various enforcement notices relating to the site. The Planning Officers report under DC/21/1379 is particularly helpful.**

**In our view this application fails to meet the requirement of the following HDPF policies 1, 2, 3, 4, 10, 24, 26, 33, 39, 40 and 41. Whilst this site does have a history of B8 storage, notably for the storage of tyres, this planning approval was limited to two buildings at the roadside frontage of this site, not in either of the ancillary locations ringed in yellow and green in the planning statement which have no permission. These unauthorised uses are the subject of enforcement notices. With the approval of DC/21/1379 the B8 storage facilities were demolished, and three new build chalet style bungalows are now under construction. The Officers report notes the loss of these**

**buildings for the storage of commercial tyres and that the construction of the bungalows would cause some character landscape harm as they are very prominent in a rural location outside of the BUAB but concludes that on balance the public benefits outweigh the harm. The benefits arising from a transition from commercial toward residential use mixed with paddocks would result in a built form that would improve and enhance the character of the semi-rural locality. The retention of the underlying agricultural use including equestrian grazing paddocks on the rest of the site together with the gypsy pitches creates a more acceptable use of land in this rural location. It is also notable that HDC Environmental Health raised concerns in DC/19/0742 with regard to noise and loss of amenity should mixed residential and commercial use be considered. It would seem highly unlikely that the three chalet bungalows would have been given approval if it had been known B8 usage was to have been reinstated without planning permission on other parts of the site.**

**The misuse of this site has actually escalated significantly in the last few months as it is no longer being used solely for tyre storage but as a commercial vehicle storage facility including occupancy by Lanes who store a large volume of conduits on the site. This has created a great deal more noise for neighbours and a much busier flow of commercial traffic along this single-track lane making it difficult for users to enjoy the public footpath. The applicants have a track record of ignoring planning regulations and we believe that it is time for our planning authority to take action to enforce the removal of these unauthorised uses and to ensure that the spirit and conditions associated with the approval of DC/21/1379 are adhered to.**

DC/22/0935

Rose Cottage 12 Park Road Henfield West Sussex BN5 9DS

Erection of a two-storey side extension.

Adrian Carver and Amanda Preece

**No Objection – 4 agreed and 2 against on the grounds of scale and massing.**

DC/22/0937

Oreham Cottage Oreham Common Henfield West Sussex BN5 9SB

Repair and replacement of wattle and daub frames on western elevations. (Listed Building Consent)

Dr Jens Petzold

**No Objection – All Agreed. Subject to Listed Building Officer's consent .**

DC/22/1028

Blacklands Farm Wheatsheaf Road Henfield West Sussex BN5 9AT

Erection of a single storey rear extension.

Alison Goodridge

**No Objection – All Agreed.**

DC/22/1144

The Mead Church Street Henfield West Sussex BN5 9NT

Fell 1x Norway Spruce (Works to Trees in a Conservation Area)

Mr Trevor Hodgson

**No Objection – All Agreed. The Committee requested that it is replaced with a native tree.**

**7. APPEALS**

1 Appeal Reference: APP/Z3825/W/22/3294122 – Rye Farm – This was noted.

**8. CORRESPONDENCE**

1 Compliance Complaints Received between 20/06/2022 and 26/06/2022 – This was noted.

2 SDNPA Land Availability Assessment (LAA) Draft Methodology – This was noted.

3 Compliance Complaints Received between 27/06 and 03/07/2022 – This was noted.

4 Monthly Planning Compliance Team statistics for June 2022 – This was noted.

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

There were none.

**10. DATE OF NEXT MEETING**

7pm on 21<sup>st</sup> July 2022 in the Henfield Hall

The Meeting closed at 7.43pm