

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 4th August 2022 at 7:00pm in the Henfield Hall.**

Present: Cllrs R Shaw (Chairman), M Eastwood, E Goodyear, 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

There were none.

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

These were approved and signed by the Chairman.

4. MATTERS ARISING

Cllr Grossmith confirmed that he had attempted to contact Mr Bush at HDC several times but had not been able to reach him. Cllr Grossmith confirmed he would continue to try and would report back at the next meeting

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/21/0593

Dykes Henfield Common North Henfield BN5 9RL

Change of use of existing building to a dwelling together with partial re-instatement of roof and external wall and associated alterations.

Tarquin Scadding-Hunt

No Objection – all agreed, subject to this building remaining ancillary to the main dwelling. This Committee deems that the case for water neutrality remains unproven.

DC/22/0988

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

Erection of a single storey rear extension.

Desmond Weeden

Objection – 4 agreed, 2 against and 1 abstention. This Committee deems it is contrary to HDPF policy 33.3 on scale and massing, the doubling in size of the property leaves very little room for the garden and would make it out of keeping with the neighbouring properties.

DC/22/0999

Broadgate Henfield Common North Henfield West Sussex BN5 9RL

Erection of a detached garden room.

Jon Dane

Objection – all agreed. This Committee deems that the plans are out of keeping with other homes in the area.

DC/22/1128

One Stop Convenience Store High Street Henfield West Sussex BN5 9HP

Infilling of external door.

Daniel Green

No Objection – all agreed.

DC/22/1159

Henfield Medical Centre Chantry Close Henfield West Sussex BN5 9JF

Conversion of existing first floor storage area into office space and addition of 3no rooflights.

Morven Banks

No Objection – all agreed.

DC/22/1236

Bos Barn Marthas Barn Warehouse Hollinger Wheatsheaf Road Henfield West Sussex BN5 9AX

Creation of a car parking/hardstanding area for deliveries.

Mr Laxley Pennant

Objection – 6 agreed and 1 against. This committee deems that this is contrary to HDPF policy numbers 25 and 26; that the suggested tarmac would urbanise this rural area which is outside the Built-up area boundary and does not protect the land level of the area.

DC/22/1337

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

Erection of detached double garage with first floor home office.

Mr S Tingey

Objection - all agreed. This Committee deems that this application should be linked with others on this site (DC/22/0313, DC/21/1379, DC/19/0742) and that it is contrary to HDPF policy numbers:-

1 as it is not a strategic site in the Local Plan,

2 as it is not a nominated site in the Neighbourhood Plan,

3 as it is not within an existing built-up area

25 as it does not protect, conserve or enhance the landscape or townscape character of the District,

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

33.3 as the scale and massing is out of keeping and unsympathetic with the built surroundings

The committee also feels that this building (unless it is garages only and does not include other accommodation) is too far away from the main dwelling to be ancillary to that building as with a previous planning application DC/15/0267.

DC/22/1338

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

Erection of detached double garage with first floor home office.

Mr S Tingey

Objection – all agreed. This Committee deems that this application should be linked with others on this site (DC/22/0313, DC/21/1379, DC/19/0742) and that it is contrary to HDPF policy numbers:-

1 as it is not a strategic site in the Local Plan,

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33.3 as the scale and massing is out of keeping and unsympathetic with the built surroundings

The committee also feels that this building (unless it is garages only and does not include other accommodation) is too far away from the main dwelling to be ancillary to that building as with a previous planning application DC/15/0267.

DC/22/1347
13 Cedar Way Henfield West Sussex BN5 9RZ
Erection of a single storey rear and side extension.
Brian Johnson

Objection – all agreed. This committee deems that this is contrary to HDPF policy number 33 on scale and massing. This committee would draw HDC’s attention to the Conservation Officer’s view which is that it is not in keeping with the surrounding buildings and although not actually within the Conservation area it would be very visible from the conservation area.

DC/22/1361
Badgers Holt Bishop Lane Henfield West Sussex BN5 9DG
Fell 1x Common Ash (Works to Trees in a Conservation Area)
Jane Ely

No Objection – all agreed subject to the planting of a native species of tree in its place.

DC/22/1366
Lower Knowle Bramlands Lane Woodmancote Henfield West Sussex BN5 9TR
Erection of a single storey swimming pool extension with associated works.
Paddy and Alison Byers

No Objection – all agreed. This Committee deems that the case for water neutrality remains unproven.

7. APPEALS

- 1 Planning Inspectorate Reference: APP/Z3825/D/22/3302767 (HDC - 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.
Matthew Beasley – This was noted.
- 2 Planning Inspectorate Reference: APP/Z3825/W/22/3295552 (HDC - DC/21/2490)
Land Stonepit Lane Henfield West Sussex
Erection of a detached, two-storey, five-bedroom dwelling.
Mr L Chapman. It was agreed that a letter would be sent from the Parish Council in support of HDC position not to allow this building, the Chairman would prepare a letter to be sent from the Clerk. It would also point out that nearby residents have noticed that skips have arrived and concerns that this site might be used for commercial storage.

ACTION POINT: The Chairman would draft a letter for the Clerk. The Parish Administrator would write to the local resident and encourage that they contact HDC if further developments occur on the site.

8. CORRESPONDENCE

- 1 Planning Applications: Analysis and Learning - 1/4/21-31/3/22 by Cllr M Eastwood – It was agreed that this was a useful exercise and that Cllr Eastwood would continue with the analysis and that the Parish Administrator would continue with the schedule. The next analysis for the period 1/4/22 to 31/10/22 would be looked at in January 2023. It was also agreed that this information would be shared with both Cllrs Morgan and Potts possibly to share at with Catherine Howe at HDC. It was also agreed that the front page of the Cllr Eastwood’s document would be shared with all Parish Councillors and be discussed at the next Parish Council Meeting.

ACTION POINT: The Parish Administrator would ensure that the Clerk had the necessary analysis before the agenda for the next Full Council meeting was circulated.

- 2 Rampion 2 Wind Farm - Onshore Substation Decision – This was noted.
- 3 Water Neutrality Briefing presentation notes – This was noted.
- 4 SDNPA Design Guide Supplementary Planning Document – This was noted.
- 5 Obscure new planning rules could silence local communities (CPRE) – This was noted.
- 6 NALC Short Term Holiday Lets Policy Consultation – This was noted.
- 7 Monthly Planning Compliance Team Statistics for July 2022 – This was noted.
- 8 Private Sector Leasing – from HDC – It was agreed by all that HPC should support this initiative and have details displayed on HPC Website and Notice Boards.

ACTION POINT: The Parish Administrator would respond positively to HDC.

- 9 Land in Stonepit lane – email from a local resident –It was agreed that the resident concerned would be encouraged to approach HDC if she sees further movements or building work going forward.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Eastwood asked that both Cllrs Morgan and Potts should receive the PAC agenda along with Committee Members and it was confirmed that both received the Minutes when circulated to all Councillors.

Cllr Goodyear requested that Cllr Potts be asked whether there was further news of Budgens' new fascia at the front and back of the store.

10. DATE OF NEXT MEETING

7pm on 18th August 2022 in the Henfield Hall

The Meeting closed at 8.02pm