

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 3rd November 2022 at 7:00pm in the Henfield Hall.**

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

In Attendance: Seven Members of the Public and Mrs B Samrah (Parish Administrator)

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received by Cllr Perry.

3. APPROVAL OF MINUTES OF MEETING HELD ON 20th OCTOBER 2022

These were approved and signed and dated by the Chairman.

4. MATTERS ARISING

Climate change document from Cllr Goodyear - The slightly amended document had been circulated previously and it was **Agreed** by all to adopt the policies it contained. The Chairman confirmed that he had drafted a letter to be sent to HDC in support of the Shedders. Cllr Eastwood reported that the Shedders had received a visit from an enforcement officer from HDC who had been satisfied with the set up.

The Chairman adjourned the meeting.

OPEN FORUM

There were seven members of the public present who were all objecting to planning application DC/22/1874. They had concerns over an increase in vehicles using this narrow private road would create problems for all house holders living in the lane, the noise that would be generated from the production of wooden fencing posts, they felt that the building was too big for this rural site and would be visible from all footpaths. They were also concerned that the owners of the lane (the Diocese of Chichester) had not been notified about the proposed plan.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/22/1874

Land North of Stonepit Lane Stonepit Lane Henfield West Sussex BN5 9QT

Erection of a single storey detached workshop including the provision of 6no rooflights, new access and track.

Hamish DeBardemaecker

Objection – All agreed. This committee deems that this is contrary to the following HDPF policies

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

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

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

Policy 4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge

Policy 10 as it does not maintain the quality and character of the area; does not

contribute to diverse and sustainable farming enterprises; or promote recreation

Policy 23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking;

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

Policy 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

Policy 33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings

Policy 33.4 in that it does not respect the character of the surrounding area and buildings.

And Policy 40 as it does not maintain or improve the existing transport system; nor is located in an area where there is a choice of local transport; and there is no sustainable transport to the site.

This is a very rural location with limited access via a private road which narrows near this site and would not be able to accommodate large vehicles.

DC/22/1889

37 The Hooks Henfield West Sussex BN5 9UY

Surgery to 1x Lime

Prof. Theresa Buckland

No Objection - all agreed, subject to cutting back to previous pruning points.

DC/22/1902

Uplands 6 Squire Way Henfield West Sussex BN5 9TU

Creation of a dormer to side.

Mr Hedley Walker

No Objection - all agreed

7. APPEALS

There were none.

8. CORRESPONDENCE

Appeal Dismissed: DC/22/0381 - APP/Z3825/D/22/3302767 - The Gattens, Upper Station Road, Henfield, West Sussex BN5 9PL – This was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

10. DATE OF NEXT MEETING

7pm on 17th November 2022 in the Henfield Hall

The Meeting closed at 7.23pm.