

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 15th December 2022 at 7:00pm in the Henfield Hall.**

Present: Cllrs R Shaw (Chairman), M Eastwood, D Jemmett and G Perry

In Attendance: Mrs B Samrah (Parish Administrator).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllrs Goodyear, Grossmith and Stevens.

3. APPROVAL OF MINUTES OF MEETING HELD ON 1ST DECEMBER 2022

There were approved and signed and dated by the Chairman.

4. MATTERS ARISING

Local Plan and Water Neutrality – Cllr Eastwood stated that matters had now stalled because Government Policy and that Horsham District Council (HDC) are reassessing their position. He agreed to keep the Committee informed.

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/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 32 as it does not complement the distinctive characters and heritage of the area

HDPF Policy 33 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings, as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings and in that it does not respect the character of the surrounding area and buildings.

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 also contrary to Neighbourhood Plan Policies 1 and 12

This committee would like this planning application to be heard by Committee.

DC/22/2149

Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX

Retention of building for use as equestrian storage.

Sam Tingey

Objection – All Agreed.

There is no permission for equestrian use of this site so why does it need equestrian storage. This Committee Deems that this application is contrary to HDPF:-

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 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 32 as it does not complement the distinctive characters and heritage of the area

HDPF Policy 33 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings, as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings and in that it does not respect the character of the surrounding area and buildings.

This is also contrary to Neighbourhood Plan Policies 1 and 12 and is the subject of a current Enforcement Notice.

DC/22/2162

Firside Lower Faircox Henfield West Sussex BN5 9UT

Variation of Condition 1 of previously approved application DC/22/0810 (Variation of Condition 1 of previously approved application DC/21/1881 (Variation of condition 1 of previously approved application DC/17/2887 (Demolition of the existing bungalow and erection of four three storey residential units as two pairs of semi-detached properties) to allow for an increase of height to an infill roof element and the installation of rooflights) Relating to landscaping, retained trees and roofs of the dwellings) to allow for amendments to layout plan.

Mr R Hunnisett

No Objection – All agreed but the committee is disappointed to note that in the building process the magnolia has been damaged and needed to be removed, whilst we have no objection we would request a condition be applied that it be replaced by mature native tree or a magnolia.

7. APPEALS

There were none.

8. CORRESPONDENCE

- 1 HDC - Compliance Complaints Received between 28/11 and 04/12/2022 – This was noted.
- 2 HDC - Monthly Planning Compliance Team statistics for November 2022 – This was noted.
- 3 LAMBS – Locals Against Mass Building Sprawl – After the meeting members of the committee finalised the wording on the letter that would be emailed from Henfield Parish Council to Mid Sussex Council.
- 4 Planning issue – two emails from a resident in Stonepit Lane - The Committee expressed general concern about the area and what could be done to deal with it and how to make the Enforcement Team aware of the whole picture from this area.

ACTION POINT The Chairman agreed to speak with Cllrs Morgan and Potts about what could be done with regard this area.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

10. DATE OF NEXT MEETING

7pm on 5th January 2023 in the Henfield Hall.

The meeting closed at 7.26pm.