

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 5th January 2023 at 7:00pm in the Henfield Hall.**

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

In Attendance: One member of the public and Mrs B Samrah (Parish Administrator).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

Cllr Jemmett declared an interest in planning application DC/22/2217 as he is Chairman of Henfield Cricket Club.

2. APOLOGIES

Were received from Cllr Stevens.

3. APPROVAL OF MINUTES OF MEETING HELD ON 15TH DECEMBER 2022

These were approved and signed and dated by the Chairman.

4. MATTERS ARISING

The Chairman said that he had emailed Cllrs Morgan and Potts about the problems in Stonepit Lane mentioned at last meeting and had asked them for guidance from HDC.

The Chairman adjourned the meeting.

OPEN FORUM

The member of the public said that the hedge at the front of his property had been ripped out over the Christmas holiday which had been put in four years ago. He wanted the committee to be aware that it was not his doing. He confirmed that he would be putting in a planning application in the future for a garden centre and landscaping business. The Chairman said that he would welcome him coming along for a "Without Prejudice" discussion with the Committee.

The member of the public left at 7.09pm.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/22/2177

Henfield Cricket Pavilion Brighton Road Woodmancote West Sussex BN5 9RP

Upgrading of existing net practice facilities.

Nicholas Blake

No Objection – 5 agreed and 1 abstention.

This committee wishes to make clear that Henfield Parish Council are the landlords of the Henfield Cricket Club.

DC/22/2212

Tempus Fugit New Hall Lane Small Dole West Sussex BN5 9YH

Demolition of existing conservatory and erection of a single storey rear extension with extended balcony/terrace above. Erection of a front porch and associated works and landscaping.

Georgina McLeod

No Objection – All agreed.

DC/22/2242

South Verge of Park Road Henfield West Sussex BN5 9DS

Surgery to 2x Lime and 3x Sycamore (Works to Trees in a Conservation Area)

Mr Gavin Sargent

No Objection – All agreed.

DC/22/2261

The Manse 4 Croft Lane Henfield West Sussex BN5 9TT

Erection of a single storey rear extension.

Carla Hole

No Objection – All agreed.

DC/22/2282

St Peters Cottage Church Street Henfield West Sussex BN5 9NT

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

Mr David Cook

Objection – All agreed.

This committee deems this is contrary to HDPF Policy number 25.1 as it does not protect or conserve the landscape.

In Henfield's Neighbourhood Plan the area was described as - This extensive area of a low density development and abundance of trees is a most important feature of Henfield and must be preserved.

DC/22/2293

Delta Shoreham Road Small Dole West Sussex BN5 9YG

Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1No. dwellinghouse.

Nic Bessant

Objection – All agreed.

This committee feels that it should not be treated as a Q class because the existing building is not being converted. In any event when this application was originally submitted as DC/21/2465 HDC stated that the site was unsustainable with and contrary to its own Planning Framework: -

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.

This committee believes that the points are equally valid now.

It fails the test of Water neutrality.

7. APPEALS

1 Planning Inspectorate Reference: APP/Z3825/C/21/3280649 - Downsview Paddock, New Hall Lane, Small Dole, BN5 9YJ – This was noted.

8. CORRESPONDENCE

1 SDNP Local Plan Review update – This was noted.

2 Shoreham Cement Works - Area Action Plan update – This was noted.

3 Planning Compliance team statistics for 2022 – This was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

10. DATE OF NEXT MEETING

7pm on 19th January 2023 in the Henfield Hall.

The Meeting closed at 7.41pm.