

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on Thursday
6th April 2023 at 7:00pm in the Henfield Hall.**

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

In Attendance: Six Members of the public, Mrs B Samrah (Parish Administrator - PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

Cllr Jemmett declared an interest in planning application DC/23/0366 as the tree is in a garden behind his house.

2. APOLOGIES

Were received from Cllrs M Eastwood and N Stevens.

3. APPROVAL OF MINUTES OF MEETING HELD ON 2ND MARCH 2023

These were approved and signed and dated by the Chairman.

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting

OPEN FORUM

The Chairman welcomed the members of the public and ascertained that they were all there to discuss the various Pear Tree Farm appeals. He invited any comments - one of the members of the public explained that all of them lived in Furners Lane some for as long as 42 years but that there had been constant problem with this site which has made over 20 application since 2001.

Their main concerns were:-

- Removal of hedgerows on both sides making a huge impact on the area
- Decimation of the spinney, one of the biggest joys of Furners Lane
- Huge increase in the level of traffic, felt there was a real danger to safety because drivers of lorries and vans don't slow down
- What were future plans for the site the roads already laid suggested a bigger development
- It was felt that a previous appeal had not been dealt with well by HDC
- Furners lane is no longer a quiet country lane and was losing its character

The Chairman suggested that all make their comments to HDC and Cllr Goodyear suggested that they use the HDC Planning Framework categories and they might wish to contact Campaign for the Protection Rural Henfield (CPRH).

The members of the public left at 7.30pm.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/22/2194

Land To The North of Backsettown Farm Backsettown Farm Furners Lane Henfield West Sussex
Erection of 1no detached chalet style dwelling replacing mobile home on farm.

Mr Tony Rogers

Objection – all agreed. This committee deems that this application is contrary to HDPF policies: -

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

- 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
 - 24 as it does not protect the high quality of the district's environment
 - 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 and appearance of the proposal is out of keeping and unsympathetic with the built surroundings
- It was also noted that the plan for a substantial two storey home has a much larger footprint/floor area than the mobile home that was on the site (but is no longer) and is in a different location on the site.

DC/23/0366

16 The Hooks Henfield West Sussex BN5 9UY

Surgery to 1x Sweet Chestnut

Mrs Rosemary Titley

No Objection – 4 Agreed and 1 Abstained. Subject to the Tree Officer's approval and recommendations and the use of a qualified and experienced Tree Surgeon.

7. APPEALS

Planning Inspectorate Reference: APP/Z3825/W/22/3311011 HDC Ref: DC/22/0313

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

An appeal has been lodged against the Council's refusal of Planning Consent for Retrospective application for the erection of a commercial storage building (Class B8 Use).

Sam Tingey

It was agreed that this Appeal and the other two here (as well as the additional appeal which has been included in correspondence) from this site would be carried forward to the next meeting to allow members to look at previous responses to the original planning applications and discuss in greater detail and agree wording for Henfield Parish Council's response to HDC and the Planning Inspectorate. It was also agreed that Cllr Stevens would be asked to review the documents if he was well enough.

ACTION POINT: PA to ensure all appeals on this site are included in agenda for next meeting on 26th April.

Planning Inspectorate Reference: APP/Z3825/W/22/3311819 HDC Ref: DC/21/1796

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

An appeal has been lodged against the Council's refusal of Planning Consent for Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings.

Mr Tingey

See comments above.

Planning Inspectorate Reference: APP/Z3825/W/23/3316563 HDC Ref: DC/22/2149

Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX

An appeal has been lodged against the Council's refusal of Planning Consent for Retention of building for use as equestrian storage.

Sam Tingey

See comments above.

8. CORRESPONDENCE

- 1 HDC Compliance Complaints Received between 27/02 and 05/03/2023 – This was noted.
- 2 Gatwick FASI ACP Stakeholder Engagement Presentation and Q&A Record – This was noted.
- 3 The Rothery Field - email response from Whitehall Homes – This was noted.
- 4 DLUHC Permitted Development Consultation - Draft NALC Response – This was noted.
- 5 SDNP: Parish Workshops Presentations – This was noted.
- 6 SDNP Authority Planning Committee meeting 13th April 2023 – This was noted.
- 7 Southern Water: Pioneering solutions to reduce storm overflows 'will bring nature back to communities' – This was noted.
- 8 Planning Inspectorate Reference: APP/Z3825/C/23/3318225 HDC Ref: EN/21/0358
Pear Tree Farm Furners Lane Woodmancote Henfield West Sussex BN5 9HX
An appeal has been lodged against the Council's service of an Enforcement Notice Alleged Breach: Without planning permission, the erection of a commercial storage building
Mr Sampson Tingey

See comments above.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

The Chairman said that at the recent Parish Council Meeting it had been noted that Dunkleys were carrying out Cherry Picker training and had opened a café there. It was agreed to wait for enforcement notices to be issued by HDC. The Chairman agreed to speak with Cllr Eastwood before the next meeting about this matter.

ACTION POINT: Chairman to liaise with Cllr Eastwood.

It had been noticed a Shepherd's Hut to the rear of the Plough had been installed and was apparently available for holiday lets. It was agreed that this should be passed to HDC for investigation.

ACTION POINT: PA to inform HDC Enforcements about the Shepherd's hut.

10. DATE OF NEXT MEETING

7pm on 20th April 2023 in the Henfield Hall.

The Meeting closed at 7.50pm.