

**HENFIELD PARISH COUNCIL**  
**PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on  
Thursday 20th April 2023 at 7:00pm in the Henfield Hall.**

**Present:** D Grossmith (Chairman), M Eastwood, D Jemmett and G Perry.

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

**AGENDA**

- 1. DECLARATION OF MEMBERS' INTERESTS**  
There were none.
- 2. APOLOGIES**  
Were received from Cllrs Goodyear, Shaw and Stevens.
- 3. APPROVAL OF MINUTES OF MEETING HELD ON 6<sup>TH</sup> APRIL 2023**  
These were approved and signed and dated by the Chairman.
- 4. MATTERS ARISING**  
There were none.

*The Chairman adjourned the meeting.*

**OPEN FORUM**

One of the members of public said that he was about to apply for planning permission at his garden centre but that he was still having problems with his neighbours. It was agreed that his details would be given to the PCSO for them to make contact.

**ACTION POINT:** PA to email PCSO with the email address.

*The member of public left at 7.05pm*

The next speaker talked of his application (DC/22/2021) and explained he had made one amendment, the rear extension but had already obtained permission for first floor side extension, he said his neighbours have not objected and the parapet had been removed. He also said that the height was now in line with the hedge.

Another member of public wanted to observe.

The remaining four members of public wanted to let the committee know of their concerns in relation to the Pear Tree Farm appeals. All were neighbours of the site and said that there a number of bonfires at the site, a huge number of lorries were using the road and driving very fast and coming at all times of the day and night and this had gradually widened the road. They were concerned about the removal of the hedgerows and the subsequent change to the character of the area. They were recommended to make their own views known to HDC and also to West Sussex County Council (WSCC) in relation to the footpaths and public rights of way (PROW) with supporting photographs where they had them.

*These members of the public left at 7.40pm.*

*The Chairman reconvened the meeting.*

- 5. CHAIRMAN'S ANNOUNCEMENTS**  
There were none.
- 6. CONSULTATION ON PLANNING APPLICATIONS**  
DC/22/2021  
Adensfield Upper Station Road Henfield West Sussex BN5 9PJ  
Removal of rear conservatory. Erection of a first-floor side extension and single storey rear extension.  
Mr Eely  
**No Objection – All Agreed.**  
*The member of public left the meeting at 7.10pm*

The Chairman brought forward the following application:  
DC/23/0497  
Rushfold Wheatsheaf Road Henfield West Sussex BN5 9AT  
Erection of a single storey rear extension, first floor side extension and erection of rear terrace/balcony.  
Ms Amanda Goodridge

**Objection – All Agreed. This committee deems that this is contrary to HDPF policies: HDPF Policy 33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**

**HDPF Policy 33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings.**

*Another member of the public left at 7.15pm.*

DC/23/0353  
4 Gresham Place Henfield West Sussex BN5 9QJ  
Erection of a free standing open sided pergola to rear of dwelling (Lawful Development Certificate - Existing).

Jo Boorsma

**No Objection – All Agreed.**

DC/23/0486  
Bottings Farm London Road Henfield West Sussex BN5 9AD  
Application to confirm that installation of drainage for the approved house extension would constitute implementation of the planning approval (Lawful Development Certificate - Existing).

Mr and Mrs Wright

**This committee has no evidence to support or challenge the application. The committee deems that this application needs to be linked with the earlier planning application DC/17/0120 for the same site.**

DC/23/0495  
Jandola New Hall Lane Small Dole West Sussex BN5 9YH  
Application to confirm the building works for the erection of a detached garage were substantially completed more than four years before the date of this application (Lawful Development Certificate - Existing).

Eddie Spencer-Smith

**This committee has no evidence to support or challenge the application.**

DC/23/0544  
Birchfield House Kidders Lane Henfield West Sussex BN5 9AB  
Erection of a general-purpose agricultural steel framed structure.

Mr John Houlton

**No Objection – All Agreed.**

DC/23/0611  
Land Fronting 1 To 12 Manor Way Henfield West Sussex BN5 9LA  
Surgery to 20x Lime  
James Canneaux – WSCC

**No Objection – All Agreed. subject to the Tree Officer's approval. This Committee deems that this is very important component of the vista and entrance to the village and that the work should be carried out sensitively by an experienced Tree Surgeon.**

DC/23/0619  
Hillside House Windmill Lane Henfield West Sussex BN5 9UW  
Surgery to 1x Holm Oak and 1x Mixed Species Hedge (Works to Trees in a Conservation Area)

Tim Santry

**No Objection – All Agreed.**

## **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

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

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

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  
The Committee felt that the draft letter prepared by Cllr Shaw was a very good one and that the only additions needed to be making reference to the removal of hedgerows, lorries driving at all times of the day and night and travelling very fast, the damage to PROW caused by the large vehicles and constant use and that the earlier planning permission for a dwelling had only been granted on the proviso that there would not be a commercial building there.

**ACTION POINT:** The Chairman would liaise with Cllrs Eastwood and Shaw over the final wording for the submission to the Planning Inspectorate which PA would submit before the deadline of 2<sup>nd</sup> May 2023.

#### **8. CORRESPONDENCE**

- 1 HDC Compliance Complaints Received between 29/03 and 05/04/2023 – This was noted.
- 2 HDC Monthly Planning Compliance Team statistics for March 2023 – This was noted.
- 3 Planning Compliance reference - EN/23/0178 – The Shepherd's Hut – This was noted.
- 4 HDC compliance cases received 10-16 April 2023 – This was noted.
- 5 NALC - Infrastructure Levy call for evidence – Cllr Eastwood said that he was concerned that CIL should be available for the improvement of community buildings. He agreed to prepare a submission to send to NALC.

**ACTION POINT:** Cllr Eastwood would prepare a submission to be sent to NALC by the deadline of 19<sup>th</sup> May 2023.

- 6 Lovell homes email - Wantley Fields - Sport / Housing – Cllr Eastwood said that this committee needed to understand the HDC objections to the site which had meant less support for a playing fields nearby. He re-iterated that those sites being considered in the Neighbourhood Plan needed to be considered as a whole in order that the provision of playing fields or community spaces could be ensured.
- 7 Appeal Approved: DC/22/1515 - APP/Z3825/D/23/3314344 - Solva, Blackgate Lane – this was noted.

#### **9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS**

There were none.

#### **10. DATE OF NEXT MEETING**

7pm on 4<sup>th</sup> May 2023 in the Henfield Hall.

The Meeting Closed at 8.14pm.