

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

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

Present: R Shaw (Chairman), D Grossmith, E Goodyear, D Jemmett and A May.

In Attendance: Mrs B Samrah (Parish Administrator - PA).

MINUTES

The Chairman opened the meeting by asking the Committee to remember Cllr Nigel Stevens who had done so much for the Plans Advisory Committee and the Neighbourhood Plan.

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllr Perry.

3. APPROVAL OF MINUTES OF MEETING HELD ON 1st JUNE 2023

These were approved and signed and dated by the Chairman.

4. MATTERS ARISING

- 1 Meeting with Millwood Homes – Thursday 20th July at 6pm. The Chairman said that there had been discussion at the last PAC Meeting concerning a meeting with Millwood Homes but there had not been a vote on how to proceed. Cllr May expressed her concerns that a private meeting ran contrary to the draft document that had been prepared by Cllr Eastwood. The Chairman confirmed that because the meeting was in connection with a site on the Neighbourhood Plan (NHP) rather than speculative, getting the developers views could be useful but he agreed that private meetings were by exception. Cllr Grossmith explained that some developers will not talk at a public forum and may just submit a planning application to HDC and then Henfield Parish Council (HPC) does not have the ability to influence the development. It was **agreed with 4 in favour and 1 against** that the meeting with Millwood Homes would be a private "Without Prejudice" meeting but notes would be kept of what was said.
- 2 Meetings with Developers – The Chairman agreed to look at the document previously mentioned before the next meeting and to look at how other councils carried out these meetings. He agreed to report back at the next meeting.

ACTION POINT: Chairman would review the current document and report back to the next meeting.

The Chairman adjourned the meeting.

OPEN FORUM

There were three members of the public present.

The Chairman asked the first member of the public to speak and he said that there had been another burglary at his Nursery. A Fork Lift Truck had been stolen but had been left in the middle of the road after it appeared to come apart from the transport. He confirmed that it had been reported to the police and he also said that they were considering installing security cameras. He confirmed that he hoped that a revised planning application would be sent to HDC soon subject to Water Neutrality. *He left the meeting at 7.05pm.*

The next member of the public explained that she lived in Backsettown and she was interested in hearing about the possible meeting with Millwood Homes. She explained that the charity that owns the land at Backsettown that is being proposed for development for 30 dwellings and it seemed that access would be from Furners Lane as she was aware that the charity was not selling the house in Furners Mead which could ensure access to the site envisaged in the Neighbourhood Plan. She also thought that the charity was concerned with giving support to older people and the Chairman commented that the charity's objective was consistent with the NHP that proposed a development at that site which was low rise and within easy walking reach of the village centre. Cllr Grossmith asked about her concerns and she said that she hoped the access to her property would remain as now – through Furners Lane by car but through Furners Mead by foot. Both Cllr Goodyear and Grossmith said that as they have to maintain the footpath the access was unlikely to change. The Chairman

confirmed that that any discussions between the Parish Council and developers would encourage engagement with local residents especially those affected by the new development.

The member of the public left the meeting at 7.26pm.

The next member of the public said he was the Chair of the Leisure Centre (LC) Committee and wanted to talk about the LC planning application for two Padel tennis courts. He said that it is one of the fastest growing sports today and that the Lawn Tennis Association (LTA) are fully behind the scheme for 2 courts. He also said that the LC was keen to increase income and would like to be one of the first in the area. It was hoped that it would bring people to the village, the nearest other one being in Burgess Hill. He said that the Football Club, Tennis Club and Youth Club were all supportive of the scheme. He said that they had not been able to apply for funding until the Planning Application had been approved and hoped that by September, they would have approval and then be able to go out for funding as well as getting three quotes for the work. The Chairman said that the HPC were also supportive of this scheme. Cllr Grossmith said that due diligence had been done well and all the surveys show that Padel is acceptable and that the proximity to houses was not a problem. He also said that the glass side walls would minimise the noise and that these would be put on an area of the playing field which is unused at the moment and often boggy in the Winter. He also said that lighting would be LED and would not create a problem for neighbours as the majority of the light emission is contained within the courts themselves.

The Member of the public said that the Canopy Roof would create a dome in stretch fabric. He also said that the Medical Centre were supportive

The member of the public left at 7.47pm.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/23/1102

Church Cottage Church Street Henfield West Sussex BN5 9NT
Surgery to 1x Magnolia (Works to Trees in a Conservation Area)
Julia Richards

No Objection – All agreed. Subject to the work being carried out by an experienced and qualified Tree Surgeon.

DC/23/1103

4 Gresham Place Henfield West Sussex BN5 9QJ
Erection of a pergola to rear of dwelling.
Mark Boorsma

No Objection – All Agreed.

DC/23/1136

Oreham Cottage Oreham Common Henfield West Sussex BN5 9SB
Erection of a timber framed extension to southern elevation, external alterations and installation of external staircase (Householder Application)

Mr Jens Petzold

No Objection - All Agreed. Subject to Listed Building Officer's Approval.

DC/23/1142

Oreham Cottage Oreham Common Henfield West Sussex BN5 9SB
Erection of a timber framed extension to southern elevation, external alterations and installation of external staircase (Listed Building Consent).

Mr Jens Petzold

No Objection - All Agreed. Subject to Listed Building Officer's Approval.

DC/23/1177

Henfield Sports Centre Northcroft Henfield West Sussex BN5 9QB
The Installation of 2no. Canopy Covered Padel Courts
David Mohammed

No Objection - All agreed. This Committee is supportive of the concept and the location of this proposal and has no objection to this planning application.

DC/23/1236

Rus House High Street Henfield West Sussex BN5 9DD

Surgery to 1x Horse Chestnut (Works to Trees in a Conservation Area)

Chris and Barbara Sanham

No Objection – All agreed. Subject to the work being carried out by an experienced and qualified Tree Surgeon. This Committee deems that if 50 % of the tree is permitted to be removed it must be undertaken in such a way so as to protect the balance and shape of this mature tree.

PREM/2506/23

Swains Farm Shop, Brighton Road, Woodmancote, BN5 9RP

to allow the following licensable activity:

Sell and supply of alcohol by retail for consumption on and off the premises – Monday to Sunday:
08:00 till 22:00

Premises open to the public – Thursday 15:00 till 23:45, Monday to Sunday: 08:00 till 22:00

Mr Michael Hill

No Objection – All Agreed.

7. APPEALS

- 1 Planning Inspectorate Reference: APP/Z3825/C/23/3318225 (HDC ref: EN/21/0358)
Pear Tree Farm, Furners Lane, Woodmancote, Henfield. BN5 9HX,
Without planning permission, the erection of a commercial storage building
Mr Sampson Tingey - hearing postponed until September – This was noted and the committee will await the new date of the Appeal Hearing.
- 2 Appeal Dismissed: DC/21/2490 - APP/Z3825/W/22/3295552 - Land at Stonepit Lane, Henfield, West Sussex BN5 9QU – This was noted.

8. CORRESPONDENCE

- 1 HDC - Monthly Planning Compliance Team statistics for May 2023 – This was noted.
- 2 HDC Compliance cases received 29.5 – 4.6.23 – This was noted.
- 3 HDC Compliance cases received 5 – 11.6.23 – This was noted.
- 4 HDC Compliance cases received 19 - 25.6.23 – This was noted.
- 5 SDNP - Consultation on Local Validation List - invite to Parishes/Town Councils – This was noted.
- 6 Report from Tree Officer on Planning Application DC/23/1102 - This was noted under planning Applications.
- 7 HDC - Planning Website - planned maintenance 11th – 13th July 2023 reminder - This was noted.
- 8 Rampion 2 Offshore Wind Farm: Onshore cable route selected – This was noted.
- 9 Rampion 2 Community Project Liaison Group 5 - Presentation Slides - This was noted.
- 10 HDC email - EN/23/0031 – Bollard between Benson Road and Kingsley Square – This was noted.
- 11 NALC - Draft guidance notes - Planning Applications/Smaller Councils - Climate Action - Chance to Comment – This was noted.
- 12 Skate Park - allocation of S106 funding - email from HDC – This was noted. Cllr Goodyear said that a new system at HDC with regards S106 funding requiring applications to be considered by Planning Committee.
- 13 Proposed Highway Improvements on West End Lane – email from Magma Transport – This was noted.
- 14 Report from Tree Officer on Planning Application DC/23/1236 - This was noted under planning Applications.
- 15 Report of untidy site on footpath between High Street and car park – Cllr Grossmith said that he had visited the owner who said that his insurers were now dealing with the matter as damp had been discovered because of a leaky roof. The owner also said that his fire escape would be blocked by him having the bin inside his premises. It was queried whether his bin could be suited nearer the Library. Cllr Grossmith agreed to visit again in about a month to check on progress of the building work.
- 16 HDC - S106 Funding Application Consultation - Horsham Rugby Club – This was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Goodyear said that there would be a meeting with HDC at 10am on 20th July to consider all playing fields and potential playing fields within Henfield and that others may wish to join, Cllr Jemmett said he was already going to represent ROS Committee and Cllr May said she would like to attend. Cllr May said that she had seen what looked like the beginning of the building of a large steel structure between WC Hire and Grommets in Hollands Lane.

10. DATE OF NEXT MEETING

7pm on 20th July 2023.

The Meeting closed at 8.20pm.