

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 3rd August 2023 at 7:00pm in the Henfield Hall.**

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

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

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

Cllr Perry declared personal interest Planning Application DC/23/1266 as the owner is known to her.

2. APOLOGIES

Were received from Cllr Shaw.

3. APPROVAL OF MINUTES OF MEETING HELD ON 20TH JULY 2023

These were approved and signed and dated by the Chairman.

4. MATTERS ARISING

It was confirmed that the Planning Application DC/23/1278 for Surgery to the Coronation Oak at Pinchnose Green had been withdrawn.

The Chairman adjourned the meeting.

OPEN FORUM

There was one member of the public present and he explained that he had made an planning application for his property and after many questions he believed that he had met all the requirements, but in fact it was discovered that in either 1993 or 1995 there was a pre-existing condition on the property which indicated that it had to remain as a commercial unit (though not retail) he was advised to put in a full planning application. He said that Horsham District Council (HDC) seem to be quite positive about the new planning application. Cllr Goodyear raised the issue of parking and the member of the public said that West Sussex County Council (WSSCC) did not see a problem. He explained that it would be a one bedrooms flat and that it was only a two-minute walk to the Library car park. Cllr Grossmith said that he could not see the changes from prior planning application and then was aware of a problem with parking and water neutrality. Cllr Goodyear said it was possible that HDC may not object to loss of commercial use, and the member of the public said that he had lost tenants through Covid pandemic and could not attract new tenants for a business. Cllr Grossmith said that he was sure that water neutrality would be a requirement since he knew it had been raised on another planning application for the Padel courts. The member of the public said that he had decided to see how this application was viewed by HDC and if it was rejected on change of use then there was no point in looking to get a water neutrality statement. Cllr Grossmith also intimated that the application might be subject to a Community Infrastructure Levy (CIL) or Section 106 charge. Cllr May asked what businesses had previously occupied the site and the member of the public confirmed it had been a commercial estate agent and an accountant.

The member of the public left the meeting at 7.15pm.

The Chairman convened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/23/0854

Old Barnes Cottage Upper Station Road Henfield West Sussex BN5 9PL

Conversion of existing carport into habitable space

Mr and Mrs Hudson

No Objection – All Agreed. This Committee has concerns about its viability as a habitable space.

DC/23/1266

1C Church Street Henfield West Sussex BN5 9NS

Partial change of use at ground floor level to create self-contained flat to rear.

Penny and Vassos Siantonas

No Objection – 4 Agreed and 1 Abstention. This Committee had concerns about parking for this site.

DC/23/1394

6 Batts Drive Henfield West Sussex BN5 9TX

Surgery to 1x Beech and 1x Catalpa

Derik Barnes

No Objections – All agreed. Subject to the Tree Officer's Approval and that the work is carried out by an experienced and qualified Tree Surgeon.

DC/23/1072

Great Betley Farm, Stonepit Lane, Henfield, West Sussex

Extension of the existing storage use in containers and associated work including surfacing/re-surfacing.

T How

Objection – All Agreed. This Committee deems that this is an unacceptable expansion of this business which is not suitable for this area; access would need to be via a private road and advertising (<https://www.yell.com/biz/betley-storage-henfield-9895955/>) suggests that this enterprise is allowing 24 hour access which would cause concern amongst local residents. This Committee deems this application to be contrary to HDPF policy numbers: -

- **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.**
- **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; or would have an unacceptable impact on the landscape.**
- **24 as it does not protect the high quality of the district's environment; and in particular**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings.**
- **33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings.**

DC/23/1453

8 Broomfield Road, Henfield, West Sussex, BN5 9TY

Erection of a single storey rear and front extension, and conversion of garage into habitable living space.

Mr Jim McElligott

No Objection – All Agreed.

7. APPEALS

There were none.

8. CORRESPONDENCE

1 Parish Priorities Statement – from South Downs National Park (SDNP) – This was Noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

1 Cllr Goodyear confirmed that she had written to Sussex Wildlife Trust (SWT) about the Sale of Woods Mill and had received a response with an invitation to meet at the site and hear the reasoning behind the sale. Cllr Goodyear said that as the building was listed it could not be knocked down, but that the relationship between the house, the mill and surrounding grounds would be affected. Cllr May wondered whether a joint enterprise with for instance Steyning Parish Council might save the house but this was not thought to be a viable solution. Cllr Goodyear said that if either HDC or SDNP wished to purchase the Woods Mill then Henfield might consider assisting.

It was agreed that it would be helpful to have a meeting with the interim Chief Executive of SWT and all were requested to send their availability to PA to co-ordinate. It was also agreed that Cllr Goodyear would copy her original email to SDNP and circulate to this committee as well as the response from SWT.

2 Cllr Goodyear gave an update on the HALC meeting held on 26.7.23 that she had attended.

10. DATE OF NEXT MEETING

7pm on 17th August 2023.

The Meeting Closed at 8.00pm.