

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

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

Present: Cllrs R Shaw (Chairman), D Grossmith, J Jones.

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

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllrs E Goodyear, A May and G Perry.

3. APPROVAL OF MINUTES OF MEETING HELD ON 3RD AUGUST 2023

These were approved and signed and dated by the Chairman.

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting.

OPEN FORUM

There were no members of the public present at the meeting.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/23/1447

14 The Hooks Henfield West Sussex BN5 9UY

Fell 12x Leylandii (Works to Trees in a Conservation Area)

Sheila Felstead

No Objection – All Agreed.

DC/23/1500

Woodard Mews Church Street Henfield West Sussex

Surgery x1 Hornbeam (Works to tree in conservation area)

Mr Robin Charman

No Objection – All Agreed.

DC/23/1530

190 Wantley Hill Estate Henfield West Sussex BN5 9JW

Replace timber decking and steps with concrete steps and a landing platform

Ms Janice Parsons

No Objection – All Agreed.

DC/23/1536

Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB

Application to confirm the continuous use of building for Class E use as a Coffee shop for a period in excess of ten years (Lawful Development Certificate Existing)

Mr Jack Dunckley

This Committee has no evidence to support or challenge the application.

DC/23/1563

Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB

Retention of existing hardstanding for the storage of outside plants and erection of a storage building for agricultural use (landscape supply).

Mr Jack Dunckley

This committee notes that there is still an enforcement notice in place and until this enforcement notice is resolved the committee does not feel in a position to comment.

DC/23/1555

Jennisons Nep Town Road Henfield West Sussex BN5 9DY

Fell 1x Sycamore, 2x Ash, 1x Goat Willow, and 1x Cherry Laurel (Works to Trees in a Conservation Area)

Ralph Burlescone

Tree 1, 2, 3 and 4 - No Objection – All Agreed.

Tree 5 – Mature Ash - Objection – All Agreed.

DC/23/1564

2 Park Villas Cagefoot Lane Henfield West Sussex BN5 9HD

Surgery to 1 x False Acacia and 1 x Horse Chestnut (Work to Trees in a Conservation Area)

Mr Gareth Morley

No Objection – All Agreed. Subject to the work being carried out by a qualified and experienced tree surgeon.

DC/23/1569

58 Furners Mead Henfield West Sussex BN5 9JA

Conversion of part of existing garage to form habitable accommodation.

Barry and Michelle Dunstan

No Objection – All Agreed.

7. APPEALS

There were none.

8. CORRESPONDENCE

- 1 Planning Appeal Hearing - Pear Tree Farm, Woodmancote – It was agreed that PA would find out whether there was a timescale of the two days of meetings in order to judge whether a Councillor was available to attend.
- 2 Update on London Gatwick's Northern Runway Development Consent Order Application – This was noted.
- 3 Gatwick FASI-South IOA Outcomes Stakeholder Engagement July 2023 – extension – This was noted
- 4 HDC - Monthly Planning Compliance Team statistics for July 2023 – This was noted.
- 5 Compliance Investigation - EN/23/0178 – This was noted.
- 6 National Effort to Protect Neighbourhood Development Plans – This was noted.
- 7 NALC – Chief Executive's Bulletin with Planning Webpage – This was noted.
- 8 Local Plan Parish Workshop: South of the District – This was noted
- 9 HDC – Planning System down Saturday 16.9.23 – This was noted.
- 10 Ecological appraisal for Padel Tennis Planning Application – This was noted. Cllr Grossmith also confirmed that there is a meeting planned with HDC on Monday 11th September to discuss Water Neutrality.
- 11 CEN Chance to Track Change/Insert Evidence - NALC Draft Response - DEFRA Hedgerows Policy Consultation – This was noted.
- 12 HDC email - EN/23/0031 (Bollard between Benson Road & Kingsley Square) – This was noted.
- 13 HDC - New reports of alleged breaches of planning control – This was noted.
- 14 HDC email - DC/21/2013 Land at Parsonage Farm Deer Park Henfield – Pump Track – This Committee had no objections to the change of location of the proposed Cycle track but also notes this is being considered by Children and Young Peoples Committee (CYP) and any response should be held off until they have commented.
- 15 Parish & Neighbourhood Council Planning Training - 6-8pm on 19.10.23 – It was agreed that PA would book both Cllrs Grossmith and Jones on this training course. It was also agreed to find a potential new date for the PAC meeting planned at the same time and decide nearer the time whether the PAC meeting could be cancelled or changed depending on the number of planning application received by then.
- 16 Compliance Complaints Received between 28.8 – 3.9.23 – This was noted.
- 17 Monthly Planning Compliance Team statistics for August 2023 – This was noted.
- 18 Tanyard Barn - alterations and extensions for the Shedders – This was noted.
- 19 Appeal and Costs Decision Dismissed: DC/20/2266 - APP/Z3825/W/22/3294122 - Rye Farm, Hollands Lane, Henfield BN5 9QY – This was noted.

20 HPC Visit to Woods Mill 18/8/23 – Cllr Goodyear – This Committee agreed to keep a watching brief on developments to this property.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

The Chairman had attended the Local Plan Parish Workshop (South of District) and explained that HDC need to finalise the Local Plan as soon as possible and consider up to 2040. They said that there may be some unwanted additional development requirements for each for each Parish.

The Chairman said that that HDC had indicated that the emphasis would be on low carbon. HDC had indicated that Water Neutrality defence is apparently not a strong defence now and that Nutrient Neutrality (phosphates in the soil) had been abandoned by the Government. HDC hoped to get the Local Plan agreed in the next month or two and certainly by the new year, Regulation 19 Consultation would then follow. HDC did not comment on Strategic Sites (eg Buck Barn) and the workshop was only about the smaller sites. The Chairman also showed two maps; one of the district and one of Henfield with already made Neighbourhood Plans (NHP) marked as well as HDC's suggestions for potential additional housing. HDC had confirmed that only very major sites (eg 1,000+ houses) typically got major infrastructure development eg new schools.

It was agreed that A3 hard copies of the maps would be produced for the all Parish Councillors.

10. DATE OF NEXT MEETING

7pm on 21st September 2023

The meeting closed at 8.10pm