

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

**Meeting of the Plans Advisory Committee held on  
Thursday 5<sup>th</sup> October 2023 at 7:00pm in the Henfield Hall.**

**Present:** Cllrs R Shaw (Chairman), D Grossmith, E Goodyear, J Jones, A May and G Perry.

**In Attendance:** Ten members of public.

**MINUTES**

**1. DECLARATION OF MEMBERS' INTERESTS**

There were none.

**2. APOLOGIES**

There were none.

**3. APPROVAL OF MINUTES OF MEETING HELD ON 7<sup>th</sup> SEPTEMBER 2023**

These were approved and signed and dated by the Chairman.

**4. MATTERS ARISING**

There were none.

*The Chairman adjourned the meeting*

**OPEN FORUM**

Members of the public made representations about two of the applications on the agenda. On DC/22/1673 Brookside Farm, the speakers explained that there had been no structural changes to the planning application since this committee had looked at it before but believed it had come back to the committee as the application it was over 12 months old. It was noted that a stronger water neutrality statement was now available. The same number of horses will be housed in the proposed American barn as are currently accommodated at Brookside Farm.

Eight members of the public spoke on the application regarding the Tanyard: DC/23/1638.

They asked questions about the process of decision making at Horsham and how Henfield Parish Council PAC meeting informed it. The Chairman explained this process and suggested that it was possible in later deliberations during this meeting that HPC would not express agreement or objection to this application as a potentially interested party. However, the committee was keen to hear views from the public and they would be reflected in the notes of the Open Forum.

A member of the public questioned whether HDC were also in the same position about coming to a decision as the landowners of the Tanyard. The Chairman explained that there are processes for this and the planning committee at the HDC often had to make decisions on applications on its own land. A member of the public asked if there were any restrictive covenants on use of the land and whether they might prevent any building taking place. Some members of the public expressed concern that the size of the proposed building was much bigger than the current Barn's footprint. Several people spoke on the wildlife concerns around any building work and disturbance at this site. It was a peaceful place and passed by many people every day who take great pleasure in seeing the heron, fox, barn owl or badger when they show themselves. Concern was expressed that building works and then more continuous use of the building by the Shedders, and storage for the HPC and Henfield Conservation Volunteers would disrupt the tranquillity needed for nature to thrive. The view was expressed that once the wildlife had left the site it would not return.

Members of the public expressed concern that the current opening hours of the Henfield Shed could be extended in future and that this could increase noise disruption if allowed.

It was noted by a member of the public that this week some more information had been shared about the project which suggested that construction traffic would enter from the Chestnut End access to the Tanyard, but that future use after building could be from the Cagefoot Lane end. There was concern that building traffic delivering construction machinery would require a roadway across the Tanyard and this again would disrupt the sensitive nature site. It was also suggested that human nature might intervene so that the proposed use of the Library car park and access for pedestrians for Shed volunteers and visitors that Cagefoot Lane may see an increase in motor vehicles turning and delivering. Cllr Goodyear referred the members of the public to the recent HPC meeting which can be viewed online and where a representative of

the Henfield Shed addressed public concerns that the proposal was an industrial unit or semi-industrial unit and had given consideration to mitigation and learning from best practice regarding potential noise. The Chairman advised the residents to make their concerns known on the HDC planning portal.

Another member of the public expressed concern about the need to cut a gap in the hedge by the footpath pedestrian entrance and that there would need to be land affected by landscaping necessary for bike parking. Another expressed concerns that a building housing expensive machinery and chemicals would need some serious security measures, which might include lighting/CCTV at night. This might be a risk to the wildlife at this site. A resident questioned whether the current barn was in imminent danger of collapse or just in need of restoration.

The members of the public made the point that Henfield Shed is a fantastic organisation and that they wished to support them in getting a new home, but this support for a great community project should not blind people to the risks of this particular building project. It should be judged by the same yardstick as other proposals. They argued that a very large number of people benefit from the Tanyard at present and in comparison, the number of Henfield Shed members was smaller, so their needs should not overrule the general public's need for a tranquil green space in the centre of the village. Cllr Grossmith explained that planning decisions often have these difficulties and it can be a challenge to reach a decision. However, restrictions and constraints can be imposed to make plans more acceptable where this is deemed the best way. It was again suggested that HPC will not make a determination but could make suggestions for things which should be considered in making the decision. Cllr May expressed some concerns for wildlife and about the possibility of a roadway to deliver construction traffic in the discussion with the public. She said that ideally a compromise would be found which preserves the natural environment and peace without preventing a good use for the barn.

A member of the public raised concern of risks in future if the Henfield Shed organisation closes down and what might come after them. Referencing another local project, they asked was there the potential for a long term, unfinished building project in a central location in the village.

Cllr Goodyear offered to research the questions raised by the public and post answers, if possible, on planning pages of HPC website.

Further questions were raised: The badger sett may be disrupted or removed by the proposal to remove a tree for the building works. It was suggested that badgers may still be there although the preliminary ecological report has not shown this.

A member of the public suggested that regular flooding of the northwestern part of the Tanyard suggests that the water issues are a concern. It was suggested that there is a main sewer at this end and another resident confirmed that in recent years the silting up of the top pond has affected the water table in the area, raising it significantly.

Finally, it was confirmed by the Chairman that HDC can make restrictions or covenants on the project as they deem fit and if the project goes forward HPC could impose relevant restrictions in any sub-lease as needed as potential leaseholders.

*The Chairman reconvened 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

Retention of single storey side extension and conversion to habitable space

Mr and Mrs Hudson

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

DC/23/1342

23 Fawn Rise Henfield West Sussex BN5 9EZ

Erection of a single storey rear extension.

Mr Terry Stuckey

**No Objection – All Agreed.**

DC/23/1638

Tanyard Barn Tanyard Field Cagefoot Lane Henfield West Sussex

Conversion and extension of Tanyard Barn to provide wood working workshops with ancillary facilities and storage

Neville DeMoraes

**Because Henfield Parish Council is an interested party this committee declines to either support or object to this planning application. There were a number of residents of Cagefoot Lane, Henfield who attended the meeting all of whom objected to the application. It is important for**

**this Committee to take account of residents' concerns. Their principal points, in no particular order of emphasis, were**

- **the disruption caused by the construction (in particular the access of construction materials/transport),**
- **the ongoing noise levels of the Shedders machinery post construction,**
- **access post construction of members of the Shedders,**
- **the loss of a quiet and tranquil space in the middle of the village,**
- **the size of the construction relative to the existing building,**
- **the threat to wildlife and its natural habitat,**
- **the risks associated with storage of valuable machinery that may lead to the need for enhanced security.**

**The Committee heard these concerns and noted them carefully. This Committee confirmed the conflict they have as a potential lessee (and user) of the Tanyard Barn site and potential sub-lessee to the Shedders. Henfield Parish Council, as a whole, expressed their support at the Parish Council meeting on 3rd October of the project in principle but take note of the concerns expressed without commenting particularly of the Planning Application.**

DC/23/1682

37 Fawn Rise Henfield West Sussex BN5 9EZ

Erection of a single storey rear and side extension and conversion of window to door with Juliette balcony.

Mr C Doyle

**No Objection – All Agreed.**

DC/23/1691

Musk Cottage Church Lane Henfield West Sussex BN5 9NY

Surgery x1 Magnolia grandiflora (works to tree in conservation area)

Mrs Melanie Whitehouse

**No Objection – All Agreed. This Committee recommends that the work is carried out sensitively by a qualified and experienced Tree Surgeon.**

DC/22/1673

Brookside Farm Dagbrook Lane Henfield West Sussex BN5 9SH

Erection of an 'American Barn' for equestrian use

Mrs Tanya Elsam

**No Objection – All Agreed.**

DC/23/1713

The Golden Hen Golden Square Henfield West Sussex BN5 9DP

Surgery to 1 x Acer (Work to Trees in a Conservation Area)

Mrs Thompson

**No Objection – All Agreed. This Committee recommends that the work is carried out sensitively by a qualified and experienced Tree Surgeon.**

DC/23/1734

The Studio Nep Town Road Henfield West Sussex BN5 9DY

Conversion and extension of vacant light industrial building to a one-bedroom dwelling with associated external alterations.

Susie Warner

**No Objection – All Agreed. Subject to the Conservation Officer's Approval.**

## **7. APPEALS**

There were none.

## **8. CORRESPONDENCE**

- 1 Tree Warden Report on DC/23/1691 – This was noted.
- 2 Email trail from HDC about DC/23/1638 - This was noted.
- 3 Rampion 2 Offshore Wind Farm - Application accepted for Examination by Planning Inspectorate – This was noted.
- 4 Compliance Complaints Received between 11/09/2023 and 17/09/2023 – This was noted.
- 5 Compliance Complaints Received between 18/09/2023 and 24/09/2023 – This was noted.
- 6 Applications Determined (Weekly List) – This was noted.
- 7 RE: DC/21/2013 Land at Parsonage Farm Deer Park Henfield – email from CYP to HDC - This was noted.
- 8 Field adjacent Chates, Betley Lane BN5 9QT – This was noted.

- 9 CTIL 11353824 Upgrade to Radio Base Station – This was noted.  
10 Parish Workshops 2023: Site Assessment Links – The Chairman confirmed that he had attended this meeting and felt it would be very helpful for this Committee to meet probably in late November to research the information.

**ACTION POINT: PA would circulate suggested dates and organise the meeting**

- 11 Rampion 2 Section 56 Notification – This was noted.

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

There were none.

**10. DATE OF NEXT MEETING**

Wednesday 25<sup>th</sup> October at 9.30am if required by HDC or Thursday 2<sup>nd</sup> November 2023.

The Meeting closed at 8.35pm.