



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

**Meeting of the Plans Advisory Committee held on Thursday  
15<sup>th</sup> February 2024 at 7:00pm in the Henfield Hall.**

### **MINUTES**

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

**In Attendance:** Eight members of the public and Mrs B Samrah (Parish Administrator – PA)

#### **1. DECLARATION OF MEMBERS' INTERESTS**

There were none.

#### **2. APOLOGIES**

Were received from Cllr Jones and Perry.

#### **3. APPROVAL OF MINUTES OF MEETING HELD ON 4<sup>TH</sup> JANUARY 2024**

These were approved, and signed and dated by the Chairman.

#### **4. MATTERS ARISING**

There were none.

*The Chairman adjourned the meeting.*

### **OPEN FORUM**

The Chairman said that this committee was aware of the problems at Stonepit Lane and Great Betley and the members of the public raised the following:

- The arrival of containers about 4 or 5 years ago has caused a huge increase in traffic in this lane, much of that traffic is large lorries, flat bed trucks and other large vehicles much too large to easily navigate the lane
- There have been incidences of vehicles leaving the road and causing damage to hedges as well as blocking access
- There are security issues associated with the containers and although a security company does patrol it seems to be just once a day. One of the residents said that the wires had been cut at his nursery nearby and that he was considering installing CCTV. The Police have arrived on at least two occasions including, apparently, an armed response unit.
- Vehicles regularly arrive throughout the night causing noise and the security lights illuminate the whole area.
- The containers storage is advertised and this causes speculative vehicles to drive by.
- The Wedding venue also creates additional traffic and noise and again this occurs at unsociable hours.
- There are a lot more walkers using the Lane since the Barratts Estate was built and they have to move to the side to allow the vehicles to go by.
- The condition of the road is deteriorating and as it is a private road it does not get maintained, it is believed that the lane is owned by the Diocese of Chichester, but this is not certain

The Chairman confirmed that this has been a concern for the Parish Council for some time and that Cllr Josh Potts is fully aware of the situation.

Cllr May read out an email she had received from an Enforcement Officer at HDC and she had already sent some of the residents a form which they could use to log the problems as they occur.

Cllr Goodyear said that Cllr J Potts had indicated that it would be a good idea for a planning officer from HDC to come and see the area and if possible hear the comments from residents direct. She indicated that getting good quality CCTV would help with the case.

The Chairman said that it would be helpful if HDC could summarise all applications they have received over the last three years, what has been permitted and what has been rejected.

The Chairman thanked everyone for their contributions and agreed to contact them when a meeting could be arranged with a planning officer at HDC.

*The eight members of public left at 7.27pm.*

*The Chairman reconvened the meeting.*

## **5. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman said that he had not intended to deal with the Local Plan at this meeting as there was still some work to be done in refining HPC's submission to the Local Plan consultation.

## **6. CONSULTATION ON PLANNING APPLICATIONS**

DC/23/2311

Hollinger, Marthas Barn Warehouse Wheatsheaf Road Henfield West Sussex BN5 9AX

Change of use of land for works associated with bespoke detailing and distribution of premium vehicles.  
(Retrospective)

Mr L Pennant

**Objection – All Agreed – This Committee deems that this application is contrary to HD Planning Framework:**

- **Policy number 25 as does not protect, conserve or enhance the landscape or townscape character of the District;**
- **Policy number 26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area**

**The tarmac 'turning circle', and the proposal to store cars at the site would urbanise this rural area which is outside the built-up area boundary. This Committee feels application should be linked with applications DC/22/1236 and DC/22/1790 that relate to the same site (whilst the barns are differently named).**

DC/23/1989

Moustows Cottage Henfield Common North Henfield West Sussex BN5 9RL

Removal of existing shed and erection of a detached garden building (Householder Application)

Ms Mackinnon

**No Objection – All Agreed – Subject to it remaining ancillary to the main house.**

DC/23/1990

Moustows Cottage Henfield Common North Henfield West Sussex BN5 9RL

Removal of existing shed and erection of a detached garden building (Listed Building Consent)

Ms Mackinnon

**No Objection – All Agreed – Subject to it remaining ancillary to the main house.**

DC/23/2010

Treventure New Hall Lane Small Dole Henfield West Sussex BN5 9YH

Erection of a single storey rear extension. Construction of a double garage to side of property.

Mr Simon Spindler

**No Objection – All Agreed.**

DC/24/0004

67 Furners Mead Henfield West Sussex BN5 9JA

Demolition of existing sunroom and erection of a part two storey part single storey rear extension, garage conversion, front porch extension and changes to fenestration

Ms Cole

**Objection – All Agreed. This committee deems that this application is contrary to HD Planning Framework:-**

- **Policy 33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings**
- **Policy 33.4 in that it does not respect the character of the surrounding area and buildings.**

DC/24/0062

Spring Acres West End Lane Henfield West Sussex BN5 9RE

Change of use of land from equestrian to a natural burial ground including parking area, single storey pavilion and landscaping including new tree planting, pond and wildflower meadow.

Mr Tingey

**Objection – All Agreed. This committee deems this application is contrary to HD Planning Framework:-**

- **Policy Number 26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area**

- **Policy 33 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings, as the proposal is out of keeping and unsympathetic with the built surroundings and in that it does not respect the character of the surrounding area.**
- **Policy 40 as it does not maintain or improve the existing transport system; nor is located in an area where there is a choice of local transport; and there is no sustainable transport to the site.**

DC/24/0067

East Martyns Church Street Henfield West Sussex BN5 9NR

Replacement of existing glazed french doors to match existing ones and replacement of glass in all existing sash windows (Listed Building Consent).

Mr Christopher Indge

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

DC/24/0085

1 Nightingale Cottages Shoreham Road Henfield West Sussex BN5 9SF

Erection of a single storey extension and porch. Alterations to roof and windows to the rear elevation.

Mr and Mrs McGregor

**No Objection – All Agreed.**

DC/24/0105

Oak Cottage Broadmere Common Henfield West Sussex BN5 9SG

Demolition of existing double garage and erection of a timber framed single garage with an office area, mezzanine storage above car port, and external store room.

Benjamin Gander

**No Objection – All Agreed. Subject to this remaining ancillary to the main house.**

DC/24/0133

Rosemount Cottage Windmill Lane Henfield West Sussex BN5 9UW

Fell 1x Silver Birch (Works to Trees in a Conservation Area)

Mrs Elizabeth Taylor

**No Objection – All Agreed. Subject to the tree being replaced by a tree native to this country.**

DC/24/0160

Cornercroft Church Lane Henfield West Sussex BN5 9NY

Installation of 2No. pitched roof dormers to the side elevation of existing garage

Mr Harrity

**No Objection – All Agreed. Subject to this remaining ancillary to the house.**

SDNP/24/00366/HOUS

Millbrook Horn Lane Henfield West Sussex BN5 9SA

Erection of ancillary annexe for purposes incidental to the use and enjoyment of an existing dwelling (Retrospective)

Mr P McNie

**Objection – All Agreed. This committee does not feel that the matter of Water Neutrality has been satisfactorily addressed. The Committee notes that the building is significantly larger than the previous outbuilding on the site. Should HDC be minded to grant permission, it should be on the condition that the newly erected building remain ancillary to the house.**

## **7. APPEALS**

There were none.

## **8. CORRESPONDENCE**

- 1 Planning issues in Stonepit Lane and Great Betley Farm from Resident – This was noted.
- 2 SDNPA's Opening of the 2023/24 call for projects for CIL funding – response – This was noted.
- 3 The Horsham District Plan – email copy from a Small Dole Resident – This was noted.
- 4 Betley Farm Planning Enforcement reference - EN/24/0014 – from HDC to Cllr Potts – This was noted.
- 5 Great Betley – email and photo from resident – This was noted.
- 6 Stonepit Lane – email and photo from resident – This was noted.
- 7 Mid Sussex Planning Policy - District Plan 2021-39 - Regulation 19 – This was noted.
- 8 HDC - Compliance Complaints Received between 08/01/2024 and 14/01/2024 – This was noted.
- 9 Small concern re conservation area – email from Cllr Perry – This was noted and it was agreed that HDC Enforcement would be made aware of this matter.

**ACTION POINT:**PA would send details and photo through to Enforcement Officer at HDC.

- 10 Water Neutrality easy guide – email from SaveRuralSouthwater – This was noted.
- 11 HDC - Planning Peers Challenge Meeting on 28.2.24 – This was noted.
- 12 HDC - Compliance Complaints Received between 22/01/2024 and 28/01/2024 – This was noted.
- 13 Planning Application Consultation - DC/24/0133 – Report from Tree Warden – This was noted.
- 14 HDC - Revised National Planning Policy Framework – This was noted.
- 15 HDC - Monthly Planning Compliance Team statistics for January 2024 – This was noted.
- 16 Barratts Homes email response – This was noted.

17 **BUSINESS PLAN ACTION PLAN**

Cllr Goodyear said that this Committee is still meeting the brief in terms of Planning.

18 **ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS**

There were none.

19 **DATE OF NEXT MEETING**

Thursday 7<sup>th</sup> March 2024 at 7.00pm

The meeting closed at 8.45pm.