



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on
Thursday 28th March 2024 at 7:00pm in the Henfield Hall.**

Present: Cllrs R Shaw (Chairman), E Goodyear and A Willard.

In Attendance: 11 members of the public and Mrs B Samrah (Parish Administrator – PA)

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllrs Grossmith, Jones and May.

3. APPROVAL OF MINUTES OF MEETING HELD ON 7TH MARCH 2024

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

4. MATTERS ARISING

The Chairman confirmed that he had completed the Planning Survey for HALC and PA had sent the login details for the HDC training course and the slides and training video from the course have since been circulated. The Chairman wondered whether it might be possible to have a short session with a Planning Officer from HDC to answer specific queries. It was agreed that Cllr Perry would be asked if she had completed the Nature Recovery survey.

ACTION POINT: PA to liaise with Cllr Perry about the Survey and liaise with Cllr Potts and HDC Planning Office about arranging a meeting.

The Chairman adjourned the meeting.

OPEN FORUM

The Chairman welcomed the members of the public and established that three wanted to talk about appeal from Fenlea with the remainder to give their views on Planning Application DC/23/1638 Tanyard Barn.

The main objections to the Tanyard Barn proposal were: -

- In Design Statement from Henfield's Neighbourhood Plan 2019 (NHP) "any development, apart from minor extensions to buildings should be strongly resisted".
- From WSCC Extensive Urban Survey 2004 "Maintaining the remaining extent and pasture management of this rare rural feature must be a priority".
- The Tanyard field was considered an important green space for wildlife and needed protecting along with other areas of Common land. It was felt that HDC or HPC should be guardians of this important green space in perpetuity.
- They wanted to preserve the Tanyard as an Open Space, an oasis, not far from the High Street.
- The noise generated in the Tanyard Barn would prevent the area being quiet.
- The new building would increase the footprint three-fold.
- There was huge historical significance in the Tanyard.
- Many representations on HDC website were against the planning application but supportive of the Sheddars.
- Access to the Tanyard would not be possible through either Cagefoot Lane or Craggit's Lane, with access through Chestnut End. There was a view expressed that access through Chestnut End was stipulated to be solely for maintenance of The Tanyard.
- If temporary matts were used on the land at the Tanyard during building works how would the wildlife recover afterwards?

Two more members of the public joined the meeting at 7.30pm.

Mr DeMoraes who has taken out the Planning Application said: -

- The Sheddars had investigated more than 25 other sites over five years.
- In 1860 the barn on the Tanyard was as large as the one presently being proposed.
- The Sheddars were aware of the ecological significance of the area and had commissioned a survey from Natural England on the Flora and Fauna of surrounding area and hoped to restore and improve this after the building was complete.
- The Sheddars had not been aware beforehand of the problems of access but were now and would make sure that when the building was complete access would only be by foot from Library Car Park with appropriate signage.

The Chairman explained that the original Planning Application was considered in October and that the committee had reflected to HDC the general opinion of that meeting whilst neither supporting nor objecting to the Planning Application. He added why HPC has a conflict of interest in that HDC would lease any building to HPC and HPC would sublet to Sheddars. Also, HPC would use part of the barn for storage.

Cllr Goodyear said that there had been a presentation from the Sheddars at the Free Church Hall to get a view from villagers. She also explained that anyone can make a planning application on any land whether they own it or not. She re-iterated that HPC had declined to comment because of their interest in the lease of the property and storage situation. She also said that individuals should be encouraged to submit their opinions to HDC. She advised members of the public to go to the Planning Hearing at HDC, indicating that those who had submitted comments would be sent details of the Hearing, and could make representations there. In response to a comment, Cllr Goodyear said that the Joint Commons Committee was run by HDC but did include three Henfield Parish Councillors and that they look after all the commons which included the Tanyard.

The Chairman commented that Parish Councillors sought to do the best for the village and balance the many and varied interests and opinions across the village. It was clear that there was strong feeling on both sides but that everyone was in favour of the great work that the Sheddars carry out.

Eight members of the public left at the meeting at 7.55pm.

The next member of the public to speak was a resident in Furners Lane who wanted to talk about the appeal against enforcement Reference APP/Z3825/C/24/3338558 for Fenlea in Furners Lane, he said that

- Tyres are often burnt on the site as well as other commercial waste and neighbours have sent at least 20 videos of this to HDC causing environmental damage as well as being antisocial.
- There is a business being operated on site which has increased traffic especially HGV traffic on this narrow private lane.
- There are many static caravans, which are easily visible from the public footpath.
- This is happening very near to two historic houses, Bilsborough and Little Bilsborough.
- The land owner seems to have ignored HDC enforcement notices over a period of many years.
- The land owner has bought a third site where they have erected fencing and hardstanding.

Cllr Goodyear said that HDC have been aware of these problems for many years and encouraged all to carry on informing HDC of breaches and to contact the Police if they believed the actions were illegal. She encouraged continuing with sending videos as evidence. She said that it would be better if separate letters were written by each neighbour rather than one letter from a group. She was pleased that the neighbours had contacted Cllr Josh Potts and suggested also contacting newly elected Henfield Cllr Gill Perry.

The Chairman agreed to make representation to the Planning Inspectorate before the 5th April deadline. He also suggested that they consider making contact with Andrew Griffith, MP.

ACTION POINT: The Chairman would prepare a response for the Planning Inspectorate to be sent from the Clerk by 5th April.

The remaining five members of the public left at the meeting at 8.23pm.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

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

Mr 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 roads which are near to the Tanyard who attended the meeting all of whom objected to the application. It is important for this Committee to reflect residents' concerns and inform HDC. Their principal points, in no particular order of emphasis, were

- **the loss of a quiet and tranquil space in the middle of the village,**
- **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 by members of the Shedders,**
- **the size of the construction relative to the existing building,**
- **the threat to wildlife and its natural habitat,**
- **the historical importance of the Tanyard Field.**

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-lessor to the Shedders. Henfield Parish Council, as a whole, expressed their support at the Parish Council meeting on 3rd October 2023 for the project in principle but take note of the concerns expressed without commenting particularly of the Planning Application.

DC/24/0265

Great Betley Farm Stonepit Lane Henfield West Sussex BN5 9QT

Change of use of existing building from agriculture to storage.

T How

Objection – all agreed. This Committee deems that this application is contrary to HD Planning Framework policies:-

- **26 as the site lies outside built-up area boundary 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**
- **27 as the site will generate urbanising effects within the settlement gap, including artificial lighting, and traffic movements.**
- **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.**
- **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.**

This Committee is increasingly concerned about the increased traffic on this quiet lane and at all hours of the day.

DC/24/0277

Treelyn New Hall Lane Small Dole West Sussex BN5 9YH

Erection of single storey front extensions to existing garage and the porch. First floor extension to existing garage and re-modelling of the exterior. Erection of a single storey rear extension.

Mr and Mrs David Allcock

No Objection – All Agreed.

DC/24/0290

Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB

Temporary permission to retain pop-up coffee shop, ancillary to the wider horticultural use (Retrospective)

Mr Edward Nugent

No Objection – All Agreed.

DC/24/0302

Land Opposite 2 Highcroft Windmill Lane Henfield West Sussex BN5 9UW
Fell 1x Horse Chestnut (Works to Trees in a Conservation Area)

Miss Sara Peterson

No Objection – All Agreed This Committee suggests that another native tree is planted to replace this Horse Chestnut.

DC/24/0303

1 Townsmead Coopers Way Henfield West Sussex BN5 9FE

Surgery to 1x Tulip

Joe Spurgeon

No Objection – All Agreed.

DC/24/0335

Cherrymead and Chattels Cagefoot Lane Henfield West Sussex BN5 9HD

Fell 1x Sycamore and Surgery to 2x Beech (Works to Trees in a Conservation Area)

Mr Noel Huckle

No Objection – All Agreed for the Sycamore tree only. This committee understands that the Beech trees are in a neighbour's garden and therefore do not belong to the applicant so must remain untouched.

DC/24/0344

67 Furners Mead Henfield West Sussex BN5 9JA

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

Ms Cole

No Objection – All Agreed.

DC/24/0355

Swains Farm Brighton Road Henfield West Sussex BN5 9RP

Construction of Sand School for Equine Use adjacent to Existing Stables

Mrs Alex Hills

No Objection – All Agreed.

DC/24/0367

Land Parcel At 520128 116244 Stonepit Lane Henfield West Sussex BN5 9QU

Use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping.

Mr D Ives Previous application

Objection – All Agreed – This Committee is surprised that this planning application has been submitted when a similar application was rejected very recently as DC/23/2100. HPC has similar objections in relation to the HD Planning Framework Policies namely:-

- **1 as it is not a strategic site in the Local Plan**
- **2 as it is not a nominated site in the Neighbourhood Plan**
- **3 as it is not within an existing built-up area**
- **4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin an existing settlement edge**
- **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**
- **25 as does not protect, conserve or enhance the landscape or townscape character of the District;**
- **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**
- **31 as the application does not conserve or enhance the natural environment**
- **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.**

DC/24/0420

Westmill Farm, The Granary Shoreham Road Small Dole West Sussex BN5 9YG
Change of use of land to domestic curtilage and erection of replacement garage building.
Mr R Oram

Objection – All Agreed.

7. APPEALS

Planning Inspectorate Reference: APP/Z3825/W/23/3335655

HDC Reference: DC/22/1874

Land North of Stonepit Lane Stonepit Lane Henfield West Sussex BN5 9QT

Erection of a single storey detached workshop including the provision of 6no rooflights, new access and track.

Hamish DeBaerdemaecker – It was agreed that the Chairman would draft a letter to be sent from the Clerk to the Planning Inspectorate.

ACTION POINT: The Chairman would prepare a response for the Planning Inspectorate to be sent from the Clerk by 29th May.

8. CORRESPONDENCE

- 1 Compliance Complaints Received between 4 & 10/03/2024 – this was noted.
- 2 Planning Application Consultation - DC/24/0303 – report from Tree Warden – used with planning application.
- 3 Biodiversity Net Gain - Draft parish council response from SLCC – This was noted.
- 4 Planning Application Consultation - DC/24/0335 – report from Tree Warden - used with planning application.
- 5 Planning Application Consultation - DC/24/0302 - report from Tree Warden - used with planning application.
- 6 Compliance Complaints Received between 18 & 24/03/2024 – This was noted.
- 7 Parish/Neighbourhood Council Training - 20.3.24 - Slides and Recording – This was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

10. DATE OF NEXT MEETING

Thursday 18th April 2024 at 7.00pm.

The meeting closed at 9.10 pm.