



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

### **Meeting of the Plans Advisory Committee held on Thursday 6<sup>th</sup> June 2024 at 7:00pm in the Henfield Hall.**

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

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

### **MINUTES**

**1. ELECTION OF CHAIRMAN FOR FORTHCOMING YEAR**

It was **PROPOSED** by Cllr Jones **SECONDED** by Cllr Grossmith and **VOTED ALL IN FAVOUR** to elect Cllr Shaw as Chairman for the forthcoming year.

**2. DECLARATION OF MEMBERS' INTERESTS**

There were none.

**3. APOLOGIES**

Were received from Cllrs Ayres and May.

**4. ELECTION OF VICE-CHAIRMAN FOR FORTHCOMING YEAR**

It was **PROPOSED** by Cllr Jones **SECONDED** by Cllr Goodyear and **VOTED ALL IN FAVOUR** to elect Cllr Grossmith as Vice-Chairman for the forthcoming year.

**5. APPROVAL OF MINUTES OF MEETING HELD ON 25<sup>TH</sup> APRIL 2024**

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

**6. MATTERS ARISING**

There were none.

*The Chairman adjourned the meeting.*

### **OPEN FORUM**

The member of the public wanted this committee to know that his nursery had recently been refused planning permission on a coffee shop and on a building project which had been considered by HDC to be too big and a failure to address Water Neutrality (WT). He also said that there were issues with another landowner over a boundary dispute. Cllr Grossmith suggested that he look at Water Neutrality statements on other planning applications with HDC.

*The member of the public left at 7.10pm*

*The Chairman reconvened the meeting.*

**7. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**8. CONSULTATION ON PLANNING APPLICATIONS**

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. The Committee has previously given its opinion on this application and continues to believe 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.**

**This committee requests that this planning application should be heard by Planning Committee and suggest that were HDC minded to grant permission for the application that the strongest of conditions should be applied to ensure that if this site happens not to be used as a burial ground for any reason, that the purpose of this site should revert to being restricted for use as agricultural land.**

DC/24/0615

6 Henfield Common North Henfield West Sussex BN5 9RL

Demolition of existing garage, rear conservatory and rear workshop. Erection of a single storey side extension with glazed link. Erection of a part single-part two-storey rear extension and workshop, with related alterations, landscaping and solar panels within the principle roof slope.

Mr C Grover and Mrs A Pasola

**No Objection – All Agreed.**

DC/24/0635

Rye Island Hollands Lane Henfield West Sussex BN5 9QY

Change of use of external yard area from the storage of plant and machinery to B8 storage of metal containers used in connection with the events businesses and retention of the caravan. Change of use of land and buildings for office use (Class E), workshop (B2) and storage (B8) and as a showroom in connection with two events businesses. (Retrospective)

K Hudson and A Yearsley

**No Objection – All Agreed. Subject to the site not being used as a venue (It is reported that the owners continue to advertise themselves as a Venue Business); that the marquees are not erected on site and: marquees are shipped elsewhere to be washed and cleaned.**

## **9. APPEALS**

- 1 Appeal Reference: APP/Z3825/W/23/3335655 - Site Address: Land North of Stonepit Lane – comments sent 28.5.24 – This was noted.

## **10. CORRESPONDENCE**

- 1 HDC - Compliance Complaints Received 22–28.4.24 – This was noted.
- 2 CPRE - Survey on sewage spills and development pressures in your area – It was agreed that the Chairman will speak with the Clerk and Works Team and if there is a significant problem than a response would be sent.

**ACTION POINT:** Chairman would liaise with the Clerk and Works Team to establish whether there were known problems with sewage in the village and if so respond to the survey. Otherwise, it was agreed not to participate in the survey.

- 3 HDC - Compliance Complaints Received between 29.4–5.5.24 – This was noted.
- 4 HDC - Monthly Planning Compliance Team statistics for April 2024 – This was noted.
- 5 HDC – Notice of Planning Committee for DC/23/0662 - Dene Hollow, New Hall Lane – This was noted.
- 6 HDC - Compliance Complaints Received 6–12.5.24 – This was noted.
- 7 NALC – Biodiversity Net Gain - Draft local council response to planning applications – This was noted.
- 8 HDC - Compliance Complaints Received between 13-19.5.24 - This was noted.
- 9 Email from resident – This was noted and it was agreed that the details would be forwarded to WSCC.

**ACTION POINT:** PA would send the details to WSCC.

- 10 Joint HALC/HDC Meeting Minutes and Local Plan Presentation – This was noted.
- 11 SLCC - Planning Themed Summit – 10<sup>th</sup> July – This was noted.
- 12 Rampion 2 – Contact from Shermanbury Council – This was noted.

- 13 NALC Training Course - The future of neighbourhood plans 25.9.24 – The Chairman said that he would like to attend the training “the Future of neighbourhood plans” on 25th September.

**ACTION POINT:** PA would book a place.

- 14 HDC Compliance Complaints received 27.5-2.6.24 –This was noted.

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

The Chairman said that he hoped that the Clerk would attend a Plans Advisory Committee Meeting in the next month or so to talk about his conversation with HDC about Henfield’s Neighbourhood Plan (NHP) The Chairman confirmed that a new public vote would be needed if there was a material change to the NHP. Cllr Goodyear said that it would be worth considering what expertise might be needed and what budgets might be necessary. It was agreed that the Campaign for the Protection of Rural Henfield (CPRH) might have expertise they could lend with evaluation.

**12. DATE OF NEXT MEETING**

Thursday 20<sup>th</sup> June 2024 at 7.00pm

The Meeting closed at 7.57pm.