



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on
Thursday 1st August 2024 at 7:00pm in the Henfield Hall.**

Present: Cllrs R Shaw (Chairman), F Ayres, E Goodyear, J Jones and A May.

In Attendance: Mr K Wright (Clerk) and Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllr D Grossmith.

3. APPROVAL OF MINUTES OF MEETING HELD ON 4th JULY 2024

These were approved. They were 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.

The Chairman reconvened the meeting.

5. NEIGHBOURHOOD PLAN

The Chairman thanked the Clerk for attending the meeting to assist with plans for review of the Neighbourhood Plan (NHP). He also said that it appeared that HDC hoped to finalise the Local Plan (LP) in about 6 months.

The Clerk confirmed that he had spoken with Senior Neighbourhood Plan Officer at HDC who had intimated that a review of the NHP should not be undertaken until LP is finalised. NALC have also sent through details of what they think may change with the new Government. The clerk confirmed that Henfield's NHP runs to 2031 but that after the first five years some protection from speculative developers will be lost. He also commented that as the LP will run until 2040 time between 2031 and 2040 will mean there would be a further allocation of homes for Henfield. He added that the Community Infrastructure Levy (CIL) contribution from development would reduce from 25% to 15% from the date the NHP expires unless a review has been carried out.

Cllr Goodyear said that there were a number of areas which could be reviewed such as Biodiversity, Transport and the Economy. She said that the housing detailed in the existing NHP would probably be acceptable but that it was likely that additional sites would be added.

Cllr May suggested that Government targets would be given to District Councils and those would be passed on to Parishes. Cllr Goodyear agreed and said that even though Henfield's NHP stands but as the years pass it will have less standing. Cllr Jones wondered whether the proportion of affordable housing might change. It was noted that Mr Osgood who had led Henfield's NHP had said at that time that if the developers actually built all the housing provided in all the NHPs the Government's targets would be met.

The Clerk said that there had been a meeting with senior people at HDC and his recollection was that HDC would be willing to carry out a review in the future, he said that this is not what HDC were now saying but each Parish would have to review their own NHP. It was agreed that expertise in this area may have to be bought in although volunteers may come forward to assist with specific projects.

The Chairman said that he felt the next step would be for he and the Clerk to look at current NHP and see what changes might be needed. It was agreed that possibly in the Autumn it would be a good idea to ask the Senior NHP Officer to come to a meeting with this Committee to ask his advice and what assistance could be provided. It was hoped that there would be an indication of how close the LP, which had been

submitted on 26th July, was to be finalised. It was confirmed that the Chairman had collected a number of files from Mr Osgood and that all other documents were on the website.

ACTION POINT – It was agreed that the Chairman and Clerk would meet to look through the existing NHP and decide what might be needed.

It was agreed that the Clerk would add Neighbourhood Plan to the September Agenda for the Full Parish Council.

The Clerk left the meeting at 7.30pm.

6. CHAIRMAN'S ANNOUNCEMENTS

There were none.

7. 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

This committee has already commented on this planning application and nothing has changed. This committee would like to draw HDC's attention to the large number of negative responses from locals on website.

DC/24/0958

Sandpits Windmill Lane Henfield West Sussex BN5 9UW

Removal of existing swimming pool outbuilding. Erection of a two-storey extension to the East elevations, installation of balcony to the first-floor south elevation, and PV Solar panels to the roof of the south elevation.

Mr Richard and Mrs Michelle Leonard

No Objection – All Agreed to the outline proposal. However, this committee looks forward to receiving architectural plans and details of material in due course.

DC/24/0990

Batts Pond Faircox Lane Henfield West Sussex

Fell 1 x Goat Willow

Neal Matheson (HDC)

No Objection – All Agreed.

Fig Tree House Lower Station Road Henfield West Sussex BN5 9UR

Erection of a two-storey dwelling and vehicular access.

Mandy Kianfar

Objection - All Agreed. This Committee deems that this planning application is contrary to HDC Planning Framework Policies:-

- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings.**
- **33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings.**

This Committee also noted that there was no Water Neutrality Statement.

DC/24/1021

Windmill Lodge Wheatsheaf Road Henfield West Sussex BN5 9AS

Application to confirm the continuous use of existing building for residential use unrelated to agriculture purposes for a period in excess of ten years (Lawful Development Certificate - Existing)

Veronica Brooks

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

DC/24/1101

Brooklands New Hall Lane Small Dole West Sussex BN5 9YH

Erection of 2No. detached dwellings with associated works.

Darren Seward

Objection – all agreed. This Committee deems that this planning application is contrary to HDC Planning Framework Policies: -

- **2 as it is not a nominated site in the Neighbourhood Plan**
- **26 as the site lies outside built-up area boundaries and does not provide for quiet informal recreational use or enable the sustainable development of a rural area**

- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**

This committee also has concerns that this will set a precedent so that other home owners in nearby properties would also seek to develop a 'second tier' of houses and that this New Hall Lane, a private track, was not equipped to deal with more traffic.

8. APPEALS

1 APP/Z3825/C/24/3338558 – Fenlea - EN/22/0085 Result of Appeal – This was noted.

9. THE ESSENTIALS OF PRE-APPLICATION MEETINGS AND DISCUSSIONS

Cllr May said that it had been a very informative training course and she brought back a strong feeling that Pre-Application meetings with Developers should be held in Public wherever possible. Cllr Goodyear said that she agreed with this and that she would re-draft the wording of Henfield's policy on this. The Chairman said that he thought one of the meetings that had been held in private was because the developer had said that they did not want a public meeting. He also said that the developers were very actively encourage by Councillors at that meeting to engage the public about their plans in a public forum. It was agreed that Public meetings should be the norm and private meetings would be by exception only.

ACTION POINT – It was agreed that Cllr Goodyear would look at the current Pre-Application Meeting Policy and redraft to bring to this Committee at the next meeting for approval.

10. CORRESPONDENCE

- 1 Planning Training – This was noted.
- 2 Mid Sussex District Plan 2021 – 2039: Submission – This was noted.
- 3 APP/Z3825/W/23/3335655 Land North of Stonepit Lane, Stonepit Lane, Henfield DC/22/1874 – from Planning Inspectorate – This was noted.
- 4 HDC - Compliance Complaints Received between 8-14.7.24 - This was noted.
- 5 HDC - Compliance Complaints Received between 15-21.7.24 – This was noted.
- 6 South Downs National Park Authority - July Newsletter – including link to Local Plan – This was noted.
- 7 DC/24/1101 Brooklands New Hall Lane – letter sent to HDC from resident – This was noted when discussing the Planning Application.
- 8 Drilling at Sandgate Nursery - DC/23/0189 – email exchange with HDC – This was noted.
- 9 DC/24/1101 – letter sent to HDC from another resident - This was noted when discussing the Planning Application.
- 10 SDNPA - Hampshire Minerals & Waste Plan - Partial Update – This was noted.
- 11 HDC Local Plan 2023-40 Notice of Submission – This was noted.
- 12 HDC - Proposed reforms and changes to the planning system – This was noted.

11. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

Cllr Goodyear asked about frequency of future meetings and it was agreed that twice monthly meetings would remain with some being cancelled if there were very few planning applications. It was agreed that any holidays or apologies would be given to PA as early as possible so meetings could be cancelled before circulating agendas if not quorate.

12. DATE OF NEXT MEETING

Thursday 15th August 2024.

The meeting closed at 8.25 pm