



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

**Meeting of the Plans Advisory Committee held on  
Thursday 19<sup>th</sup> September 2024 at 7:00pm in the Henfield Hall.**

**Present:** Cllrs R Shaw (Chairman), D Grossmith, F Ayres, J Jones and A May.

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

### **MINUTES**

**1. DECLARATION OF MEMBERS' INTERESTS**

There were none.

**2. APOLOGIES**

Were received from Cllr E Goodyear.

**3. APPROVAL OF MINUTES OF MEETING HELD ON 2<sup>ND</sup> AND 5<sup>TH</sup> SEPTEMBER 2024**

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

**4. MATTERS ARISING**

There were none.

*The Chairman adjourned the meeting.*

### **OPEN FORUM**

The Member of the public said that he wanted to keep this committee informed of progress, and that he had submitted two planning applications to HDC, one was for the building of a barn in the top field, he said that this had previously been turned down by HDC as it was too high, so he indicated that it would be lower and would be positioned slightly further over than previously planned. He said that the other application was for hardstanding for vehicles, machinery and tools.

He said that a van had recently been stolen from the yard, although the police had been able to recover the van. He asked for this committee's support for the two planning applications. The Chairman said that the committee could not pre-empt or pre-determine its position until formal consideration of the applications and so would wait until the application was sent through from HDC. The resident said that his neighbour had used a digger to remove part of the hedge and push the boundary to his land, he also said that the neighbour had used threatening behaviour. He said that he had been forced to put in Heras fencing to protect his property. He said that he and his neighbour had gone to mediation but this had not had any positive outcome or resolution. He said that the neighbour had previously parked a large van across the original entrance to the site and so he had had to move the entrance.

The Chairman said that he was aware that there was an alleged breach of planning which had been raised with HDC in relation to a change of use from a nursery to mixed use. Cllr Ayres re-iterated that a change of use needs permission. She said that she had always found the officers at HDC to be very helpful.

The Chairman indicated that he thought the problems with his neighbour were not a matter for PAC.

The Chairman said again that this committee would have to wait until the details of the planning application were sent through from HDC it. Cllr Ayres said that this committee could not say anything until it had a chance to view all the details.

Cllr Grossmith wondered whether Cllr Potts and Perry could be made aware of the problems. The Chairman agreed that they would be informed.

*The member of public left the meeting at 7.15pm.*

*The Chairman reconvened the meeting.*

**5. NEIGHBOURHOOD PLAN**

The Chairman confirmed that a meeting had been arranged for 2<sup>nd</sup> October with two Neighbourhood Plan Officers from HDC and the Chairman, the Clerk, Cllrs Grossmith and Goodyear and PA.

**6. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

## **7. CONSULTATION ON PLANNING APPLICATIONS**

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.**

DC/24/1164

Swains Farm Brighton Road Henfield West Sussex BN5 9RP

Demolition of agricultural building and erection of 4nos residential dwellings.

DSC Henfield Ltd

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

- **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**
- **10 as it does not maintain the quality and character of the area; does not contribute to diverse and sustainable farming enterprises; or promote recreation;**
- **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**
- **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**
- **27 as the site will generate urbanising effects within the settlement gap, including artificial lighting, and traffic movements**
- **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 does not feel that the Water Neutrality Statement is sustainable with the link to Pear Tree Farm. If HDC were minded to allow this planning application this committee requests that the conservation officer's statement is adhered to.**

**This committee notes that this application as DC/24/0804 was withdrawn previously.**

DC/24/1198

Rushmear House Sandy Lane Henfield West Sussex BN5 9UX

Demolition of existing lean-to conservatory, partial demolition of existing roof and chimney. Erection of a single storey side extension, construction of new entrance gates, internal modifications to existing and new external cladding, windows and roof tiles.

Mr and Mrs Warren

**No Objection - All agreed.**

DC/24/1225

Jandola New Hall Lane Small Dole West Sussex BN5 9YH

Erection of 1no detached dwelling, creation of new access, erection of a detached 2-bay garage and associated works.

Mr and Mrs Spencer-Smith

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

- **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**
- **33.4 in that it does not respect the character of the surrounding area and buildings.**
- **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 was concerned that this is a "backland" development where other such applications in New Hall Lane had been rejected.**

DC/24/1307

Copper Beeches Upper Station Road Henfield West Sussex BN5 9PL

Erection of a two-storey rear extension, enlargement of the eastern most roof, addition of a front facing dormer, and addition of two new rooflights.

Mrs Abigail Murphy

**No Objection – All Agreed.**

## **8. APPEALS**

Planning Inspectorate Reference: APP/Z3825/W/24/3348204

HDC Reference: DC/22/1790

Bos Barn Marthas Barn Warehouse Hollinger Wheatsheaf Road Henfield BN5 9AX

Description of Application: Change of use of land to lorry turning and delivery area and creation of hardstanding (retrospective)

Mr L Pennant - The Chairman said that he felt this Committee ought to restate the original comments in support of HDC's decision to decline the application.

## **9. CORRESPONDENCE**

- 1 HDC - Consultation on revised NPPF – This was noted.
- 2 HDC - Parish & Neighbourhood Council Planning Training - 24 Sep at 5.30pm on Teams – There were no councillors who were able to attend the training on the day but would welcome a copy of the recording.
- 3 Letter from Resident about road names – this was noted.
- 4 HDC – Weekly List of planning compliance cases received 9 – 15.9.24 – This was noted.
- 5 HDC email DC/23/2180 - Great Betley Farm - Change of use of part of the building for storage (Retrospective) – It was agreed that this committee was happy for HDC to make a decision under delegated powers.
- 6 SDNP - Recovery of Planning Service for SDNP Applications from HDC – This was noted.
- 7 WSALC - Sussex Community Housing Hub – from Rural Sussex (AiRS) – This was noted.

## **10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS**

There were none.

## **11. DATE OF NEXT MEETING**

Thursday 3<sup>rd</sup> October 2024.

The meeting closed at 8.00 pm.