



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on
Thursday 3rd October 2024 at 7:00pm in the Henfield Hall.**

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

In Attendance: Three 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 Cllr J Jones.

3. APPROVAL OF MINUTES OF MEETING HELD ON 19TH SEPTEMBER 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

One member of the public said that he lived on Kidders Lane next to Birchfield Nurseries and he pointed out that there was still an outstanding Enforcement Notice on the site. He questioned whether the latest application for storage was necessary for horticultural work. He said that there were lorries parked there, someone sleeping in a camper van and a sweet shop. He did not think this was what it was meant to be. He did not think that the current owners were complying with the correct use of the land. He said that the hardstanding would be unnecessary for a garden business.

He said that he did not believe the tenants were a problem, rather the owner of the site who wasn't concerned about utilising the site for its specified purpose.

He said that he was worried about the large number of lorries that arrive. He believes there is a workshop which is servicing and repairing equipment and that a lot of children arrive because of the sweet shop and he is concerned about safety. He said that his house was part of the original nursery.

The Chairman said that this site has a difficult history from the Parish Council's point of view and Horsham's perspective. He said that Parish and District Councillors had tried to find a way forward by providing advice but to no avail.

Cllr Ayres said that a café would need to be aware of Health and Safety (H&S) rules and she suggested that the H&S department at HDC would be able to advise of conditions. She felt that lots of children in an area where lorries were being driven did not seem a satisfactory situation.

The Chairman said that the application lacked detail in terms of size of building. Members of the public sought to keep records of problems and to report them to HDC with photographs.

The other member of public said that he had lived on Kidders Lane since 1978 but that the problems had only started with the current owner. He confirmed that he and another neighbour had bought the strip of land around the site. He said that planning permission had been previously given with a change in access to the site but that the owner had not removed the original concrete access as required in the application for the new entrance. He said that the owners had removed a boundary fence and now there is a disagreement about where the boundary lies. He said he had got on well with previous owners. He said that there was a sweet shop in one container, kitchen storage in another and a marquee being used as a storage facility. He said that he and another neighbour had written to the owner asking him to advise them of their plans.

A further member of the public arrived at 7.20pm.

Cllr Grossmith said that if someone was living on-site that should be reported to HDC.

The third member of the public asked if a Croudace development was being discussed at the meeting. The Chairman said that it was not on the agenda. The member of public said he was a landowner and had previously spoken with the late Cllr Eastwood about a development. He suggested that a fruitful way forward would be for the Parish Council to engage directly with landowners. He said that he had previously offered to help with Scout Hut.

The Chairman said that the Henfield's Neighbourhood Plan (NHP) had allocated sites for development and encouraged them to be developed, because this provides the housing supply needed and agreed for the village. He did not think that engaging with developers about sites outside of the NHP was necessary at this stage. Getting the sites identified in the NHP was the Parish Council's priority rather than creating housing supply on sites that, by definition, were speculative development where no prior consultation had taken place or on sites that had been rejected for development. Cllr Ayres said that he was welcome to come along to any Plans Advisory Committee meeting and especially if a site he owned was being discussed.

The Chairman reconvened the Meeting.

One of the members of public left the meeting at 7.50pm

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS – The Chairman brought forward the three applications

for Birchfield Nursery

DC/24/1448

Birchfield Nursery, Kidders Lane, Henfield

Creation of onsite storage including barn and polytunnel

Mr Jack Dunckley

Objection – All Agreed. This committee deems that no case has been made of the need for the storage; there was no specification of sizes, heights etc and no formal plan, so it was difficult for the Committee to consider this application

On the basis of the little that was presented, the Committee deems that this application is contrary to HD Planning Framework

- **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;**
- **25 as does not protect, conserve or enhance the landscape or townscape character of the District; or as does not protect, conserve or enhance the setting of the South Downs National Park**
- **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.**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**

DC/24/1447

Birchfield Nursery, Kidders Lane, Henfield

Retention and use of hardstanding (Retrospective)

Mr Jack Dunckley

Objection – All Agreed. This Committee notices that there is already an outstanding enforcement notice for this application.

This Committee deems that this application is contrary to HD Planning Framework

- **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;**
- **25 as does not protect, conserve or enhance the landscape or townscape character of the District; or as does not protect, conserve or enhance the setting of the South Downs National Park**
- **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.**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**
- **33.4 in that it does not respect the character of the surrounding area and buildings.**

DC/24/1411

Birchfield Nursery, Kidders Lane, Henfield

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

Mr Edward Nugent

Majority decision - Objection – (3 objections; 2 no objection). This Committee notes that there is no indication how Water Neutrality will be achieved.

Two members of public left the meeting at 8.05pm

DC/24/1253

Hascombe Farm Horn Lane Henfield West Sussex BN5 9SA

Installation of 1x non-illuminated free-standing sign to replace previous sign. (Retrospective).

Mr R Gilbert

No Objection – All Agreed.

DC/24/1354

Wayside West End Lane Henfield West Sussex BN5 9RA

Demolition of existing rear structure, and erection of a part two storey, part single storey rear extension.

Mr Tim Wallsgrove

No Objection – All Agreed.

DC/24/1369

New Inn Farm West End Lane Henfield West Sussex BN5 9RF

Change of Use of land for equestrian facilities to include an outdoor arena, horse walker and lunge pen.

Miss Jo Linton

No Objection – All Agreed.

DC/24/1397

Batts 15 Batts Drive Henfield West Sussex BN5 9TX

Erection of a single storey rear extension and alterations to fenestration (Householder).

Mr Matthew Glover

No Objection – All Agreed. Subject to the Conservation Officer's comments on the materials being used.

DC/24/1398

Batts 15 Batts Drive Henfield West Sussex BN5 9TX

Erection of a single storey rear extension and alterations to fenestration (Listed Building Consent).

Mr Matthew Glover

No Objection – All Agreed. Subject to the Conservation Officer's comments on the materials being used.

DC/24/1416

14 Beechings, Henfield, BN5 9XB

Conversion of a shipping container into a residential annex and construction of decking (Retrospective)

Ms Zoe Nicholas

No Objection – All Agreed. Provided that this remains ancillary to the main residence.

7. APPEALS

There were none.

8. PRE-APPLICATION MEETINGS AND DISCUSSIONS

To receive an update following changes suggested by Cllr Goodyear – It was agreed that the policy amendments should be adopted.

9. PARSONAGE WOOD AS A NATURE RESERVE AREA

To discuss how this can be carried out – Cllr Goodyear said that the developer had been in touch with the office over another matter on this site and that she felt it would be acceptable to ask again about gaining access.

ACTION POINT: PA to email the developer and ask for access to the Nature Reserve.

Cllr May said that it was part of an ancient woodland on land that was gifted to Henry Bysshop.

10. HENFIELD NEIGHBOURHOOD PLAN

To consider what changes may be necessary to Parish Design Statement – The Chairman said that the meeting held the previous day with Neighbourhood Plan Officer from HDC had been very informative. He said that the advice was to wait until the Local Plan is actioned. He also said that it would be worth looking at NHP policies to see if they are being used sufficiently when considering planning applications.

The Chairman said that the likelihood is that if the Local Plan is passed by the Planning Inspector, it will be in the middle of next year but, by that stage, there may be a requirement from central Government for additional housing numbers. Cllr Goodyear said that Henfield was in a better position than those Parishes which had not made a NHP. Cllr Ayres said that she was concerned that there did not seem to be nationwide policy on social housing. Cllr Grossmith said that Parishes were expected to find/encourage developers to develop all sites allocated in the NHP and it was agreed that HPC should be more proactive in this respect.

11. CORRESPONDENCE

- 1 SDNPA - Hampshire Minerals and Waste Plan (HMWP) Partial Update – This was noted.
- 2 HDC – Compliance Complaints Received 16 – 22.9.24 – This was noted.
- 3 Event recording: The Future Of Neighbourhood Plans – This was noted.
- 4 HDC - Essential maintenance taking place on Council's network 5/6 October – This was noted.
- 5 Gatwick Airport FASI South Airspace Change Proposal Update Slide Deck – This was noted.
- 6 Sussex North Offsetting Water Scheme (SNOWS) Newsletter - Oct 2024 – This was noted and it was agreed to subscribe to newsletter.

ACTION POINT: PA to subscribe to the SNOWS Newsletter.

12. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

13. DATE OF NEXT MEETING

Thursday 24th October 2024.

The Meeting closed at 8.34pm.