



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

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

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

In Attendance: Four 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 A May.

3. APPROVAL OF MINUTES OF MEETING HELD ON 24TH OCTOBER 2024

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

4. MATTERS ARISING

- 1 Parsonage Wood – It was confirmed that the PA had contacted the developers to ask for access near to site in the New Year.
- 2 The Chairman said that he had yet to write to the developers of the other 2 sites on NHP.
- 3 The Chairman confirmed that Henfield PC had registered a wish to speak at the hearing about the Local Plan. He would prepare a statement that would be read out and would circulate to Committee before submitting on 21st November.

The Chairman adjourned the meeting.

OPEN FORUM

The first person said she was the neighbour of Jasmine House and felt that the site was not suitable for four flats, she explained that her property was the same size and contained one flat and one shop. She said she was concerned that the proposed pitch roof would overlap her wall. She was concerned about the size of the development would block out light from her garden. She said that parking would also be a problem especially as there might be four to eight cars. Cllr Grossmith said that if the wall was a boundary wall belonging to the neighbour, then the application would need to include a secondary wall to support the pitched roof but that if the wall was shared then there would need to be a party wall agreement. She confirmed that she had submitted her comments to Horsham District Council (HDC).

The second and third people owned Brookside Farm and they explained that their previous application had been refused because HDC had not accepted their Water Neutrality statement or the ecology report. They indicated that they had changed two baths for showers and had indicated how the contaminated soil and asbestos would be removed in sealed bags and disposed of safely.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/24/1603

Jasmine House High Street Henfield West Sussex BN5 9HN

Change of use to 4no. 1-bedroom flats, replacement of existing flat roof with hipped roof, replacement two storey rear extension and erection of single storey rear extension. (Full Application).

Ms K Heague

Objection – All Agreed. This Committee deems that this application is contrary to HD 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.**
- **41 as it does not demonstrate adequate safe and secure parking, and highway safety.**

This Committee notes that there is a dispute over a boundary wall.

DC/24/1604

Jasmine House High Street Henfield West Sussex BN5 9HN

Change of use to 4no. 1-bedroom flats, replacement of existing flat roof with hipped roof, replacement two storey rear extension and erection of single storey rear extension. (Listed Building Consent

Ms K Heague

Objection – All Agreed. This Committee deems that this application is contrary to HD 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.**
- **41 as it does not demonstrate adequate safe and secure parking, and highway safety.**

This Committee notes that there is a dispute over a boundary wall.

One person left the meeting at 7.15pm.

DC/24/1558

Brookside Farm Dagbrook Lane Henfield West Sussex BN5 9SH

Demolition of 2no. Agricultural Buildings and erection of 2no. dwellings.

Tanya Elsam

This Committee has no further comments to make over and above comments made previously in relation to this site under DC/24/0863.

Two people left the meeting at 7.20pm.

DC/24/1538

Land To The South of Furners Lane Henfield West Sussex

Erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access

Elivia/ECE Planning

No Objection - all Agreed. This Committee is very disappointed that solar panels are not included in the plans. This Committee recommends restrictions on the time at which deliveries are made, the size of vehicles and that construction traffic is parked on site. The Parish Council would like to be involved with the naming of roads in this development.

Two people left the meeting at 7.42pm.

DC/24/1014

Clarence House High Street Henfield West Sussex BN5 9DA

Construction of a timber framed wood fired kitchen located in the garden of an existing cafe.

Mr Richard Geary

No Objection – All Agreed, subject to the Conservation Officer’s comments. This Committee has no objection to the outside kitchen but completely endorses the Conservation Officer’s comments about the design.

DC/24/1516

6 Banfield Gardens Henfield West Sussex BN5 9FN

Erection of a single storey rear extension and loft conversion.

Mr and Mrs Beckford

No Objection – All Agreed. This committee notes that this property was part of the affordable housing in this development and wondered whether there were any covenants in the original sale that this remain as affordable housing.

CA/24/0032 – Report from Tree Warden attached

Park Villas Cagefoot Lane Henfield West Sussex BN5 9HD

Surgery to 1x False Acacia (Works to Trees in a Conservation Area)

Mr David Petty

No Objection – All Agreed. Subject to the work being carried out by a qualified and experienced tree surgeon

7. APPEALS

Appeal Ref: APP/Z3825/W/23/3335655 Land north of Stonepit Lane, Henfield, West Sussex BN5 9QT (planning application Ref is DC/22/1874)

The appeal is dismissed – This was noted.

Appeal Ref: APP/Z3825/W/24/3349401 Marthas Barn Warehouse Wheatsheaf Road Henfield West Sussex BN5 9AX (planning application Ref is DC/23/2311) Change of use of land for works associated with bespoke detailing and distribution of premium vehicles. (Retrospective) Mr L Pennant There is a linked second appeal in progress: APP/Z3825/W/24/3348204 (DC/22/1790) – The Chairman said that he would work on the response for this appeal.

8. HORSHAM DISTRICT COUNCIL – LOCAL PLAN

To receive an update on Local Plan – There was nothing further to report.

9. CORRESPONDENCE

- 1 HDC email about Conservation Area Tree Planning Applications – This was noted.
- 2 HDC email about Local Plan 2023-40 Notice of Examination Hearings (Reg 24) – This was noted.
- 3 Email from owner of Field of Dreams about wildlife pond (DC/24/0864) – This was noted.
- 4 Reg 26 Notice of Adoption of East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Revised Policies – This was noted.
- 5 Hearing of HDC Local Plan inspection – email from resident – This was noted.
- 6 Withdrawal of Tanyard Barn Planning Application – This was noted.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

The Chairman requested that the second December Committee meeting could be moved to Tuesday 17th December instead of 19th December and it was agreed by all.

11. DATE OF NEXT MEETING

Thursday 21st November 2024.

The Meeting closed at 8pm.