



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 5th December 2024 at 7:00pm in the Henfield Hall.**

Present: D Grossmith (Chairman), E Goodyear, J Jones and A May.

In Attendance: Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllr R Shaw.

3. APPROVAL OF MINUTES OF MEETING HELD ON 7TH NOVEMBER 2024

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

4. MATTERS ARISING

APP/Z3825/W/24/3349401 Marthas Barn Warehouse, Wheatsheaf Road
Mr Laxley Pennant
HPC Comments Submitted on 21.11.24
This was noted.

The Chairman adjourned the meeting.

OPEN FORUM

There were no members of the public present.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/24/1515
Birchwood House West End Lane Henfield West Sussex BN5 9RE
Installation of two air source heat pumps to the rear of the property. (Retrospective).
Matthew Landley
No Objection – All Agreed.

DC/24/1703
Pear Tree Cottage Sandy Lane Henfield West Sussex BN5 9UX
Erection of a single storey rear extension.
Mr and Mrs Morris
No Objection – All Agreed.

DC/24/1717
Owl Cottage Blackgate Lane Henfield West Sussex BN5 9HA
Erection of single storey rear and flank extensions, rear first floor gable enlargement over, inset flank hip and new front and rear dormers.
Mrs Claire Davidge
No Objection – All Agreed.

DC/24/1727

16 Gresham Place Henfield West Sussex BN5 9QJ

Erection of a single storey ancillary annexe to the rear.

Mr John Vallance

Objection – All Agreed. This Committee deems that this Application is contrary to HDPF Policies:

- **10 as it does not demonstrate that car parking requirements can be accommodated within the immediate surroundings of the buildings**
- **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 supports the Tree Officers comments and was not convinced by the Water Neutrality statement.

DC/24/1734

Wychwood Faircox Lane Henfield West Sussex BN5 9PD

Demolition of existing dwelling, garage & physiotherapy pool room and erection of a replacement dwelling with physiotherapy pool building

Mr and Mrs S Preston

No Objection – All Agreed. This Committee would recommend that any replacement trees are native species.

DC/24/1738

1 Downs View Terrace Staples Barn Lane Henfield West Sussex BN5 9QD

Variation of condition 1 and 10 of previously approved application reference DC/23/1937 (Demolition of garage and outbuildings and construction of a one bedroom single storey dwellinghouse) to amend the plans and materials to comply with the passive house standards.

Mr Mark White

No Objection – All Agreed.

DC/24/1740

Rushfold Wheatsheaf Road Henfield West Sussex BN5 9AT

Change Of Use of outbuilding formed to provide additional accommodation for existing dwelling to form an Air BnB building.(Retrospective).

Mrs Mandy Goodridge

Objection – All Agreed. This Committee deems that this Application is contrary to HDPF policies:

- **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**
- **4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge**
- **10 as it does not demonstrate that car parking requirements can be accommodated within the immediate surroundings of the buildings**
- **11.1 Tourism and Culture Facilities as it does not improve local facilities.**
- **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**
- **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**
- **31 as the application does not conserve or enhance the natural environment**
- **32 as it does not complement the distinctive characters and heritage of the area**
- **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.**

This Committee was not convinced by the Water Neutrality statement.

DC/24/1745

The Pools Shoreham Road Henfield West Sussex BN5 9SE

Installation of a Solar Photovoltaic (PV) array to the southern edge of the site.

Mrs Fiona Mc Nae

No Objection – All Agreed.

DC/24/1758

Foxfield House Wantley Hill Estate Henfield West Sussex BN5 9JY

Demolition of existing conservatory and erection of a single storey rear extension.

Mr Benjamin Sarrison

Objection – All Agreed. This Committee deems that this application is contrary to HDPF policy 33.2 as there is loss of amenity to the neighbouring property. This Committee felt that the information contained in the drawings was insufficient for this purpose; there were no dimensions marked.

DC/24/1765

Staples, Staples Barn Lane Henfield West Sussex BN5 9PR

Extend roof to form hipped gable with sussex barn hip to front (east). Installation of new windows to front elevation and 4 no. rooflights. Conversion of garage into habitable living space. Enlargement of first floor window opening on rear (west) dormer and service door to flat roof. Enlargement of patio doors to rear elevation (west) and vertical enlargement of side window. Removal of damaged pitched tile roof profile to flat roof and replacement with render and coping. Erection of a single storey side extension to north with 2 no. rooflights, removal of window and changing one door to become window. Removal of chimney on south elevation and installation of new window. Erection of an open sided timber frame front porch. Installation of up to 20 no. solar panels on south facing pitched roof, dormer roof and flat roof.

Mr Roderick Carmichael

No Objection – all agreed.

7. APPEALS

APP/Z3825/D/24/3354659 (DC/24/0173)

Green Oaks Barn Wheatsheaf Road Henfield West Sussex BN5 9AX

Construction of new access to the highway

Vlad Mihovilovic

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit further comments. This was noted.

APP/Z3825/W/24/3354737 (DC/24/0995)

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

Erection of a two-storey dwelling and vehicular access

Mandy Kianfar

All representations must be received by 17th December 2024. It was agreed that the comments already submitted by this Committee would suffice.

APP/Z3825/W/24/3345055 (DC/24/0367)

Land Parcel At 520128 116244, Stonepit Lane, Henfield, West Sussex BN5 7QU

Mr D Ives

Decision: The appeal is allowed and planning permission is granted for the use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping. This was noted.

8. HORSHAM DISTRICT COUNCIL – LOCAL PLAN

Comments submitted to Programme Officer on 21.11.24 and circulated. It was agreed that when Cllr Shaw attends the hearing if information is known about the progress of planning applications on the sites this would be given.

9. CORRESPONDENCE

- 1 Letter from residents in relation to DC/24/1538 – circulated 14.11.24 This was noted.
- 2 Email from residents in relation to DC/24/1738 (previously DC/23/1937) – This was noted.
- 3 HDC Monthly Planning Compliance Team statistics for November 2024 – This was noted.
- 4 HDC List of new Applications - Parish Order – This was noted.
- 5 HDC Examination of Horsham Local Plan – Hearing Sessions Information – This was noted.
- 6 Planning Inspectorate Reference: APP/Y9507/D/24/3355799 – circulated 5.12.24
SDNPA Reference: SDNP/24/00366/HOUS
Millbrook , Horn Lane, Henfield, BN5 9SA
Erection of ancillary annexe for purposes incidental to the use and enjoyment of an existing dwelling (Retrospective) Mr P McNie - This was noted.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

11. DATE OF NEXT MEETING

Tuesday 17th December 2024.

The Meeting closed at 7.40pm.