



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 6th February 2025 at 7:00pm in the Henfield Hall.**

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

In Attendance: 11 Members of the public and Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

Cllr Jones declared an interest in DC/24/0873 as trustee of the Clarkes Mead Trust. Cllr Ayres also declared an interest in DC/24/0873.

2. APOLOGIES

There were none.

3. APPROVAL OF MINUTES OF MEETING HELD ON 16th JANUARY 2025

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

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting.

OPEN FORUM

All members of the public were attending to speak about or listen to the debate in relation to the appeal concerning the land south of Southview Terrace. The Chairman said that when the original planning application was considered by HPC in May 2023 that there had been a large turnout of residents who had also submitted comments to HDC in opposition to the building of a house on this land. He said that the Parish Council had also objected and that HDC had refused the application, resulting in this appeal.

The first person said that he had heard that single developments in isolated areas were gaining in popularity where towns and villages do not have a five year supply of housing (Paragraph 80). The Chairman said that Henfield was more exposed to speculative developments than if the Local Plan had been finalised but he added that having a relatively recently agreed Neighbourhood Plan (NHP) had placed the village in a better position. He said that HDC had prepared a Local Plan but that the Planning Inspectorate had paused that process.

Another member of the public asked whether Water Neutrality was the reason why consideration of the Local Plan had been paused. The Chairman said that he believed that this may be one of the reasons but that HDC had yet to receive anything in writing from the Planning Inspector detailing the reasons for the pause.

The same member of public said that he was aware that the feeling against this development was not just from those in Henfield but a much wider group of people who have visited Henfield and surrounding areas and have seen the view of Southview Terrace from the South Downs. He felt that the walks in this area bring people to Henfield and that this development may affect those visiting in future. He also said that the glass and metal on the new dwelling would have a very negative of the birds that regularly visit the area. The Chairman said that he thought it may also have an impact on the dark skies at night.

Another member of the public said that neither Weavers Lane nor King James Lane would be able to cope with the traffic needed for the construction of the house. The Chairman said that if HDC did allow the building they would likely put in strict conditions for vehicle movements as well as limits on size of vehicles.

Cllr May stressed the need for all those present to write to the Planning Inspectorate with their objections clearly listed and making reference to the Planning Policy Framework. Cllr Goodyear said that HDC's Planning Framework could be found online. The Chairman suggested that those writing look at HDC's decision on the original planning application. Cllr Grossmith said it was important that the letters were clear, unambiguous and specific in use of the framework and policy numbers.

Cllr Goodyear said that the Inspector would have all the comments that had been submitted for the original planning application but that people could write again in support of HDC in objecting to this appeal.

One of the members of public wondered whether the soil being very sandy would make the building unsound but another member of the public said that he thought not.

Cllr Grossmith said that Building Regulations would ensure that any foundations were suitable.

Another member of the public joined the meeting at 7.20pm.

She confirmed that she lived on the corner of Wevers Lane and said that her house had previously been affected by the large lorries that had been used when Weavers Lane was recently resurfaced and that the pavement had been damaged and that pictures in her house had fallen off the wall as well as windows being smashed by the vehicles.

It was confirmed that no one was aware who owned the land.

The Chairman reconvened the meeting.

The Chairman brought forward the Appeal Ref: APP/Z3825/W/24/3356921 (DC/23/0463)

Land Southview Terrace Henfield West Sussex BN5 9ES

Erection of a detached dwelling with attached car port.

Miss S Hammond

He agreed to review the text of the HDC decision and add any further comments in Henfield's submission. He would draft a response and circulate to this Committee with a view to submitting a final response to the Planning Inspectorate by 14th February.

The Chairman said again that it was important for everyone to submit their comments but making sure to use the policies contained in the Planning Framework.

All members of the public left the meeting at 7.38pm.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/24/0873

Scout Hut Craggits Lane Henfield West Sussex BN5 9EE

Variation of Condition 14 of previously approved application DC/21/0095 (Demolition of the existing Scout hut and boiler room. Construction of a new Scout Community Centre) Variation sought to allow for a rainwater harvesting system, air source heat pump and installation of PV solar panels on the roof of the building.

Mr David Malkin

This committee declined to comment as there was insufficient detail in the planning application regarding, for example, where the air source pump would be located.

DC/24/1799

The Crows Nest New Hall Lane Small Dole West Sussex BN5 9YH

Part demolition and extension to create a four-bedroom house. Demolition of the existing garage and erection of a new garage.

Mr Steve Campbel

No Objection – All Agreed.

DC/24/1933

Delta Shoreham Road Small Dole West Sussex BN5 9YG

Outline application for the erection of 7 No self-build dwellings with all matters reserved.

Nic Bessent

Objection – All Agreed. This Committee deems that this application is contrary to the following 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**
- **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 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**
- **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**
- **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**

• **33.4 in that it does not respect the character of the surrounding area and buildings**
This Committee is concerned that a large number of significant trees would need to be removed from the site to allow for this development. This Committee feels this application should be linked to DC/24/1912 and DC/24/1913.

This Committee requests that if HDC were minded to allow this planning application that the application is heard by the full planning committee.

DC/25/0062

31 Meadow Drive Henfield West Sussex BN5 9FG

Conversion of loft into habitable living space with the installation of 5no. roof lights.

Mrs Kariner Gummer

No Objection – All Agreed. This Committee noted that there was no Water Neutrality Statement.

DC/25/0137

4 Church Lane Henfield West Sussex BN5 9NY

Surgery to 12x Ash (Works to Trees in a Conservation Area)

Mr Lewis Williams

No Objection – All Agreed.

CA/25/0009 – Report from Tree Warden attached

Roseland Blackgate Lane Henfield West Sussex BN5 9HA

Fell 1x Blue Spruce (Work to Trees in a Conservation Area)

David Roberts

No Objection – All Agreed.

7. APPEALS

Appeal Ref: APP/Z3825/W/24/3356921 (DC/23/0463)

Land Southview Terrace Henfield West Sussex BN5 9ES

Erection of a detached dwelling with attached car port.

Miss S Hammond

Written Representations to be received by 19th February 2025

This was considered under Open Forum.

Appeal Ref: APP/Z3825/W/24/3356684 (DC/24/1101)

Brooklands New Hall Lane Small Dole West Sussex BN5 9YH

Erection of 2No. detached dwellings with associated works.

Mr Darren Seward

Written Representations to be received by 20th February 2025

The Chairman agreed to draft a submission for circulation to Committee before submission to Planning Inspectorate.

8. HORSHAM DISTRICT COUNCIL – LOCAL PLAN

There was nothing to report.

9. CORRESPONDENCE

- 1 SDNPA – Local Plan Review: Have your say now (Reg 18 Public Consultation) – This was noted.
- 2 Southern Water - Changes to surface water management policy – This was noted.
- 3 WSALC - Neighbourhood Planning and Planning Reform – This was noted.
- 4 Email to HDC from Cllr R Noel – DC/24/1913 – This was noted.
- 5 Email to HDC from Cllr M Croker - DC/24/1912, DC/24/1913 and DC/24/1933 – This was noted.
- 6 Email from Cllr Shaw – 120 homes to be built in Patridge Green – This was noted.
- 7 HDC Monthly Planning Compliance Team statistics for January 2025 – This was noted.
- 8 HDC Notification of planning committee - DC/24/0635 (Rye Island, Hollands Lane) – It was agreed that no further action was needed.
- 9 Southview Terrace Appeal - CPRH Representation – This was considered in the Open Forum.
- 10 Annual Report – The Chairman asked that if anyone had any amendments that they send to him as soon as possible. PA would update the figures after PAC Meeting on 20th February.
- 11 Email from Mr A Parsons about Planning Application DC/24/1932 – This was noted.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

11. DATE OF NEXT MEETING

Thursday 20th February 2025.

The Meeting Closed at 8.20pm.