

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 16th November 2023 at 7:00pm in the Henfield Hall.**

Present: Cllrs R Shaw (Chairman), D Grossmith, E Goodyear, J Jones, A May and G Perry.

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

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

There were none.

3. APPROVAL OF MINUTES OF MEETING HELD ON 2ND NOVEMBER 2023

These were approved and signed and dated by the Chairman.

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting.

OPEN FORUM

There were no members of the public present.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman confirmed that he would be sending an email with the original details sent from HDC to assist with the workshop being held on Tuesday 21st November, he also reminded everyone that the documents that Cllr Goodyear had highlighted had been very useful. The Chairman said that he hoped the meeting would last no longer than 2-2.5 hours and wanted to produce action points for going forward. Cllr May enquired whether it would be one of many meetings or a one off and the Chairman said he was not sure yet. He hoped that this committee could look at the sites considered but rejected for the Neighbourhood Plan and see if anything had changed. He hoped that it would generate an order of which sites might be least contentious were HDC to require further housing sites in Henfield Parish in the future. Cllr May reminded all that trees particularly ancient trees can be protected even at an early stage, Cllr Grossmith agreed that ancient trees or hedgerows needed to be preserved. The Chairman said that this meeting is likely to look at numbers of dwellings, locations of those homes and only much later would styles of sites and homes be looked, if future sites were to be required.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/23/1894

Sandpits Windmill Lane Henfield West Sussex BN5 9UW

Installation of replacement entrance gates with return walls

Mr Richard and Mrs Michelle Leonard

No Objection - All agreed.

DC/23/1937

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

Demolition of garage and outbuildings and construction of a two bedroom single storey dwellinghouse.

Mrs Penny Newson

No Objection – All Agreed. Subject to HDC putting constraints in place during the construction which allowed for access by those living in the houses nearby. This committee stressed that the footpath is in fact a Public Right of Way (PROW) HEN 3702/1. This committee is concerned that there has been no site notice in place.

DC/23/1939

Land Adjacent To Backhouse Farm Sandy Lane Henfield West Sussex BN5 9UX

Removal of existing garage and erection of a single storey detached replacement garage

Mr John Midgley

No Objection – All Agreed. This committee welcomes the owner’s wish to maintain the native hedge in situ next to the garage.

DC/23/1969

Oreham Cottage Oreham Common Henfield West Sussex BN5 9SB

Timber framed extension to southern elevation to match previous rear (eastern) addition. Finished externally with timber cladding. The brick gable wall has been removed as part of the previous renovation works (DC/22/0937, enabling replacement girt and roofplate to be reinstated as per original building. To convert study into a kitchen. Kitchen ceiling joints to be replaced to original design. Eyebrow detail over first floor external door at rear of extension. External staircase in oak construction traditionally jointed with open risers. Reinstatement of the door between annex and the new kitchen. Oak beam to be inserted to support girt beam. (Householder Application)

Mr Jens Petzold

No Objection – All Agreed. Subject to the Conservation Officer’s approval.

DC/23/1970

Oreham Cottage Oreham Common Henfield West Sussex BN5 9SB

Timber framed extension to southern elevation to match previous rear (eastern) addition. Finished externally with timber cladding. The brick gable wall has been removed as part of the previous renovation works (DC/22/0937, enabling replacement girt and roofplate to be reinstated as per original building. To convert study into a kitchen. Kitchen ceiling joints to be replaced to original design. Eyebrow detail over first floor external door at rear of extension. External staircase in oak construction traditionally jointed with open risers. Reinstatement of the door between annex and the new kitchen. Oak beam to be inserted to support girt beam. (Listed Building Consent)

Mr Jens Petzold

No Objection – All Agreed. Subject to the Conservation Officer’s approval.

DC/23/2011

6 Greenways Henfield West Sussex BN5 9TZ

Surgery to 1x Oak

Mrs Mavis Wixler

No Objection – 4 agreed, 1 against and 1 abstained. Subject to the Tree Officer’s approval and that the work is carried out by a qualified and experienced tree surgeon.

DC/23/2027

Ivy Cottage High Street Henfield West Sussex BN5 9HP

Surgery to 1x Common Plum (Works to Trees in a Conservation Area)

Mr Matthew Evans

No Objection – All Agreed. Subject to this being reviewed by the Tree Officer. The Committee suggested that the tree might be less stressed if the reduction was carried out over two phases (some branches one year and the others in the following year, and that the work was undertaken at the right time of the year by a qualified and experienced tree surgeon. This Committee considers that this tree (in the owner’s garden but very visible on the High Street) has high amenity value.

7. APPEALS

- 1 Enforcement Appeal Dismissed: APP/Z3825/C/21/3280649 - Downsview Paddock, New Hall Lane, Small Dole, West Sussex, BN5 9YJ – This was noted.

2 CORRESPONDENCE

- 1 Monthly Planning Compliance Team statistics for October 2023 – This was noted.
- 2 HDC planning Website - Public Access unavailable 24th-26th November – This was noted.

3 ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

4 DATE OF NEXT MEETING

Thursday 7th December 2023 at 7.00pm

The meeting closed at 7.50pm.