

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

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

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

In Attendance: Two 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 Jones.

3. APPROVAL OF MINUTES OF MEETING HELD ON 16TH NOVEMBER 2023

These were approved and signed and dated by the Chairman.

4. MATTERS ARISING

Cllr Perry said that Backhouse Farm (DC/23/1939) which had been discussed last month had in fact removed the hedging when they had indicated that they would leave it. It was agreed that PA would write to HDC and find out if the Planning Application has been considered and whether any conditions were applied.

ACTION POINT: PA to write to HDC and establish what conditions if any were applied to any decision.

The Chairman adjourned the meeting.

OPEN FORUM

There were 2 members of the public present. The Chairman asked if either would like to speak. The first person said she was there to explain why there was a change in the application (DC/23/2064) and to answer any queries that the committee might have. She said that she had bought a plot of land which had planning permission for a property that was identical to a neighbouring site for 4 units, whereas she wanted just 3 units. She said that it would be used as a second site for an existing car maintenance and repair business and would concentrate on electrical vehicles. She stressed that it would be a clean site, less noisy than traditional with computer generated analysis. It was hoped that there would be permission for warehousing and trade counter retail with the addition of solar panels and a grey water system. She hoped that one or more units could be rented out. Cllr May asked about opening hours and the member of the public said that HDC had indicated that a separate application was needed for opening hours which would mirror the hours used at the business park across the road, she stressed that deliveries would not be allowed at the weekend.

This member of the public left the meeting at 7.15pm

The second person said she was very concerned over Stonepit Lane, where lorries were using the road 24 hours a day and causing problems with this lane which is a key footpath for the area, there had been an occasion when a lorry blocked the lane for more than 4 hours.

She said that she had not been able to track the ownership of the lane historically although she believed the Diocese might be the landowner.

She said that Stonepit Lane which had previously been lifted several inches to prevent flooding was now in danger of being eroded and therefore liable to flooding.

She also spoke of her concern for the field that has gradually been converted into a dumping site for cars, white goods and skips.

The Chairman who regularly walks nearby said that he had noticed an increasing level of rubbish and skips on the site. He also said that the application had been objected to when it had been previously discussed.

This member of the public left the meeting at 7.23pm

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/23/1937

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

Demolition of garage and outbuildings and construction of a one 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.

DC/23/2018

Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX

Variation of Condition 1 of previously approved application DC/23/0639 (Erection of commercial storage building (B8 use class)) installation of two additional doors on the courtyard elevations.

Mr S Tingey

This Committee declines to comment on this planning application as there still an undischarged Enforcement Notice and this committee supports HDC in carrying out the enforcement.

DC/23/2035

Church Cottage Church Street Henfield West Sussex BN5 9NT

Erection of a Single Storey Ground Floor Rear Extension (Householder Application).

Mr and Mrs P Richards

No Objection – All agreed. Subject to the HDC Conservation Officer's approval.

DC/23/2036

Church Cottage Church Street Henfield West Sussex BN5 9NT

Erection of a Single Storey Ground Floor Rear Extension (Listed Building Consent).

Mr and Mrs P Richards

No Objection – All agreed. Subject to the HDC Listed Buildings Officer's approval.

DC/23/2064

Senlac Shoreham Road Henfield West Sussex BN5 9SE

Amendment to Application DC/20/0049 to alter the window and door locations, amend the parking layout and landscaping, relocation of cycle store, extension of timber cladding to meet brick plinth, erection of solar panels on the western roof slope, insertion of a small mezzanine within Unit 3.

Mr and Mrs Alex Cole

No Objection – All agreed. Subject to the applicant satisfying WSCC with their plans for planting and screening the site.

DC/23/2066

Downlands Sandy Lane Henfield West Sussex BN5 9UX

Removal of Conditions 12 and 13 of previously approved application DC/20/0743 (Conversion of existing barns to form tourism accommodation) Relating to occupation.

Mr and Mrs M Warren

Objection – All Agreed. This Committee deems that this application is contrary to HD Planning Framework:-

- **Policy 1 as it is not a strategic site in the Local Plan**
- **Policy 2 as it is not a nominated site in the Neighbourhood Plan**
- **Policy 3 as it is not within an existing built-up area**
- **Policy 4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge**
- **Policy 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; and**
- **Policy 23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking; or would have an unacceptable impact on the landscape**
- **Policy 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**

The Committee notes that the application for this conversion to be a separate dwelling was declined and only succeeded subsequently as it provided holiday let accommodation with benefits for tourism. This was only three years ago.

DC/23/2076

Land North of Stonepit Lane Henfield West Sussex BN5 9QT

Erection of a single storey detached workshop / woodland management / forestry building. Installation of 6No. rooflights, new access and track.

Mr Hamish DeBaerdemaecker

Objection – All agreed. This committee deems that this application is contrary to HD Planning Framework:-

- **Policy 1 as it is not a strategic site in the Local Plan,**
- **Policy 2 as it is not a nominated site in the Neighbourhood Plan**
- **Policy 3 as it is not within an existing built-up area**
- **Policy 4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge**
- **Policy 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**
- **Policy 23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking**
- **Policy 25 as it does not protect, conserve or enhance the landscape or townscape character of the District**
- **Policy 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**
- **Policy 32 as it does not complement the distinctive characters and heritage of the area**
- **Policy 33 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings, as the scale and massing and appearance of 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 and buildings.**

This is also contrary to Neighbourhood Plan Policies 1 and 12

This committee would like this planning application to be heard by Committee.

DC/23/2083

Dovetails West End Lane Henfield West Sussex BN5 9RA

Erection of a replacement single storey rear extension

Mrs S Selley

No Objection – All agreed.

DC/23/2087

Felstead Villa Sandy Lane Henfield West Sussex BN5 9UX

Erection of a replacement single storey rear extension.

Mrs Marielle Carr

No Objection – All agreed.

DC/23/2093

West Croft Church Street Henfield West Sussex BN5 9NT

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

Martin Kenny

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

DC/23/2100

Land Parcel At 520128 116244 Stonepit Lane Henfield West Sussex BN5 9QU

Use of land for the stationing of 3 gypsy and traveller static caravans, 3 touring caravans for residential purposes, together with the formation of hardstanding and associated landscaping

Ben Sync Investments Ltd

Objection – All agreed. This committee deems that this application is contrary to HD Planning Framework:-

- **Policy 1 as it is not a strategic site in the Local Plan**
- **Policy 2 as it is not a nominated site in the Neighbourhood Plan**
- **Policy 3 as it is not within an existing built-up area**

- **Policy 4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge**
- **Policy 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**
- **Policy 19 as it is not a proposal for park homes or caravans to meet a local housing need**
- **Policy 21 as this is not a strategic allocated Gipsy and Traveller site**
- **Policy 23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking; or would have an unacceptable impact on the landscape**

DC/23/2118

Aranjays New Barn Lane Henfield West Sussex BN5 9SJ

Demolition of existing single storey 3 bed dwelling and erection of replacement 3 bed single storey dwelling.

Creation of parking for up to 4 cars.

Mr and Mrs Harris

No Objection – All agreed. Subject to constraints being in place on timing and access of building traffic.

7. APPEALS

- 1 APP/Z3825/C/22/3291409 - Land at Rye Island, Hollands Lane, Henfield, West Sussex BN5 9QY (EN/21/0526) - Enforcement Appeal Dismissed – This was noted.
- 2 Appeal Dismissed: DC/22/0446 - APP/Z3825/W/22/3304953 - East House, Annexe, Henfield Common South, Henfield, West Sussex BN5 9RS – This was noted.

8. CORRESPONDENCE

- 1 HDC Planning Application DC/23/1937 – Site notice – This was noted.
- 2 HDC Planning Compliance reference - EN/23/0512 – This was noted.
- 3 HDC Compliance Complaints Received 13-19.11.23 – This was noted.
- 4 HDC Parish Council Consult Response Template – It was agreed that the website would continue to be used rather than the new template.
- 5 WSCC – Pre application consultations - public path diversion applications - This was noted.
- 6 HDC - Applications Determined 17–23.11.23 – This was noted.
- 7 HDC - Respond to our Consultation on our Local Validation Requirements – This was noted.
- 8 HDC - Registering for questions - Local Plan Council Meeting 11 December – This was noted.
- 9 Resident email about DC/23/2076 and DC/23/2100 – This was noted.
- 10 HDC - Compliance Complaints Received 27.11-3.12.23 – This was noted.
- 11 Resident email about local plan – This was noted.
- 12 HDC - Monthly Planning Compliance Team statistics for November 2023 – This was noted.
- 13 Email from Small Dole Resident - 2023-2040 Draft Local Plan: Small Dole – This was noted.
- 14 email from Stonepit Lane resident – This was noted.

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

The Chairman said that he felt it would be helpful to have a dedicated PAC meeting in the new year to talk about the Local Plan and make sure that residents were aware of the date. Cllr Goodyear said that HDC are looking at a consultation period likely to be January and February 2024.

10. DATE OF NEXT MEETING

Thursday 21st December 2023 at 7.00pm

The Meeting closed at 8.52pm

Meetings in 2024 are scheduled as follows:-

4 th and 18 th January	1 st and 15 th February	7 th and 21 st March
4 th and 18 th April	2 nd and 16 th May	6 th and 20 th June
4 th and 18 th July	1 st and 15 th August	5 th and 19 th September
3 rd and 17 th October	7 th and 21 st November	5 th and 19 th December.