



## **HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on Thursday  
4<sup>th</sup> January 2024 at 7:00pm in the Henfield Hall.**

### **MINUTES**

**Present:** Cllrs R Shaw (Chairman), D Grossmith, J Jones and A May.

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

#### **1. DECLARATION OF MEMBERS' INTERESTS**

There were none.

#### **2. APOLOGIES**

Were received from Cllrs Perry and Goodyear.

#### **3. APPROVAL OF MINUTES OF MEETING HELD ON 7<sup>TH</sup> DECEMBER 2023**

These were approved and signed and dated by the Chairman.

#### **4. MATTERS ARISING**

Local Plan Consultation - 19 January to 1 March 2024 – The Chairman confirmed that he would raise this at the end of the meeting.

The Chairman stated that HDC had yet to respond to query in relation to DC/23/1939 about retaining hedging.

*Cllr May joined meeting at 7.05pm.*

*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/23/2085

Springlands Cottage Springlands Lane Henfield West Sussex BN5 9XA

Replacement of existing 3-metre-wide gate with a double 2.4-metre-wide gate, 1.8 metres high.

Mr Bernard Smith

**No Objection – All Agreed.**

DC/23/2180

Great Betley Farm Stonepit Lane Henfield West Sussex BN5 9QT

Change of use of part of the building for storage (Retrospective).

T How

**Objection – All Agreed. This Committee deems that this is an unacceptable expansion of this business which is not suitable for this area; access would need to be via a private road and advertising (<https://www.yell.com/biz/betley-storage-henfield-9895955/>) suggests that this enterprise is allowing 24 hour access which would cause concern amongst local residents. This Committee deems this application to be contrary to HDPF policy numbers: -**

- **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.**
- **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.**

- **24 as it does not protect the high quality of the district's environment;**
- **25 as it does not protect, conserve or enhance the landscape or townscape character of the District; or as it 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.**

**This committee deems that this application should be linked with others for the same site including DC/23/1072 and states that there is significant local concern from residents in Stonepit Lane about the traffic using the lane 24 hours a day.**

**This committee requests that this application is heard by Committee.**

DC/23/2212

Jennisons Nep Town Road Henfield West Sussex BN5 9DY

Widening and replacement of 2No windows, enlargement in depth and replacement of 4No windows, and replacement of 1No French doors, including associated demolition.

Mr and Mrs Ralph Bernascone

**No Objection – All Agreed.**

DC/23/2225

6 Henfield Common North Henfield West Sussex BN5 9RL

Demolition of existing garage, rear conservatory and rear workshop. Erection of a single-storey side extension with glazed link. Erection of a part single- part two-storey rear extension and workshop, with related alterations and landscaping.

Mr C Grover and Mrs A Pasola

**No Objection in principle – All Agreed. This committee would welcome the Conservation Officer's comments and notes that there is no Water Neutrality statement.**

DC/23/2308

Senlac Shoreham Road Henfield West Sussex BN5 9SE

Removal of Condition 22 of previously approved application DC/20/0049 (Demolition of existing dwelling, kennels, cattery, animal hospital, grooming parlour and office. Erection of one building for the operation of a business offering hire and sale of non-mechanical plant, plant transport, welfare hire, mechanical repairs and associated offices / sales (B1(a) and (c), B2 and B8 use) associated with Southdown Engineers Ltd together with associated parking and outdoor storage. Erection of a second building for B1(c)and B8 use together with parking and a soft landscaping scheme. The creation of a new vehicular access, blocking up the existing vehicular access, creating a pedestrian access to the bus stops and highway works) Relating to opening hours for trade or business.

Mr and Mrs A Cole.

**No Objection – 3 Agreed and 1 abstained.**

## **7. APPEALS**

There were none.

## **8. CORRESPONDENCE**

- 1 HDC - Parish Council Consult Response Template – This was noted.
- 2 WSCC - Legal Event Order for Chanctonbury Definitive Map – This was noted
- 3 SDNP - Local Plan Review Parishes workshop follow up – This was noted.
- 4 Gatwick Airport FASI South Airspace Change Proposal Update and Information Briefing Invitation - January 2024 – This was noted.
- 5 SDNPA's Opening of the 2023/24 call for projects for CIL funding – This was noted
- 6 CPRE - Transcripts - HDC Cabinet Meeting & Extraordinary Council Meeting held 11.12.23 – This was noted with interest. The Chairman felt that it would be helpful to circulate this to all Parish Councillors.

**ACTION POINT:** PA agreed to circulate with the Draft Minutes to all Councillors.

- 7 HDC - Planning Compliance team statistics for 2023 – This was noted.

**8 ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS**

The Chairman said that he felt that it would be helpful to have a meeting open to the public to discuss purely the Local Plan and suggested that the PAC meeting of 1<sup>st</sup> February be used.

He said that all the comments would be pulled together and added to this committee's views and at a second meeting of this Committee provisionally set for 10am on 6<sup>th</sup> February the final wording of the response could be agreed. He also said that he would want the response to be seen by all councillors before submission to HDC.

It was agreed that the Chairman would draft something by middle of next week to be circulated for social media (HPC's website and Facebook/Love Henfield pages as well as those of BN5). It was agreed that this would be mentioned at the next Parish Council meeting on 9<sup>th</sup> January and that the Chairman would check that Cllr Potts was available to come to the meeting on 1<sup>st</sup> February.

**ACTION POINT:** Chairman to prepare a statement for social media to advertise the Meeting on 1<sup>st</sup> February and to liaise with Cllr Potts about his availability. PA to check that Garden Room is definitely available on 1<sup>st</sup> February and book a room at 10am on 6<sup>th</sup> February.

**9 DATE OF NEXT MEETING**

Thursday 18th January 2024 at 7.00pm

The meeting closed at 8.15pm.