



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

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

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

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

There were none.

3. APPROVAL OF MINUTES OF MEETING HELD ON 15th FEBRUARY 2024

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

4. MATTERS ARISING

There were none.

The Chairman brought forward item 8.4:-

Local Nature Recovery Strategy & new considerations in planning – Cllr Perry said that she had attended a meeting which was organised by both WSCC and ESCC and wanted local councils to be aware of their influence on biodiversity in planning. It was hoped that all Parish Councils would sign up to the monthly newsletter and provide feedback on the areas looked after by those Councils. She was not sure of the timeline but said that both HDC and SDNP would also be involved. She said that Neighbourhood Plans (NHP) would be required in the future to pay due regard to this strategy. Cllr Goodyear said that she and others had already mapped out areas within the Parish which were rich in wildlife and biodiversity. The Chairman asked whether other committees might also be able to add to the project. Cllr Perry said that she would prepare a draft response and get comments from Parish Councillors before submitting.

ACTION POINT: Cllr Perry would prepare the Draft Response for circulation and agreement with other Parish Councillors.

Cllr Perry left at 7.10pm.

The Chairman adjourned the meeting.

OPEN FORUM

There were two members of the public present. The Chairman told them that the Parish Council had been in contact with HDC and that he was hopeful that either a Planning or an Enforcement Officer would come to meet at Stonepit Lane with a representative of the local residents and two or three Parish Councillors.

The first person said that he was aware of 8 planning applications for the Grain Store at Betley Farm since 2018, for industrial use rather than agricultural use. He said that the agreement from HDC for the six storage containers had meant that nothing would be stored outside, and that had not turned out to be the case. He said that the biggest problem caused by this industry was the huge increase in traffic including very large vehicles. The Chairman said that he was aware that WSCC have said the traffic is not a problem but that as Stonepit Lane was a private road, they did not have control over this road. Cllr Goodyear said that she was aware that Cllr Potts had previously spoken with Cllr Paine at WSCC about their concerns. The member of the public said he was aware that Planning Applications have been turned down in the past by HDC because it was thought that Stonepit Lane could not cope with the increased traffic but that did not seem to be the case anymore. Cllr May questioned whether the traffic was for Great Betley or the other farms on the land and he responded indicating that most of the traffic seems to be for Applegate Farm, but that a lot of car traffic at still arrives at Great Betley.

The second member of the public said that there was now a lot of working on Sundays in Applegate Farm, with noisy machinery, there were also early starts the rest of the time and in the darker hours of the large lights illuminate the whole area. She also said that she had seen flames rising high out of oil drums and sending noxious fumes into the air.

The first member of the public said that the footpath was steeply banked either side of Stonepit Lane and made it very dangerous for walkers to move away from the traffic quickly. Cllr Goodyear said that they should both write to WSCC about the traffic and that they should also stress that traffic was using West End Lane before entering Stonepit Lane which was owned and maintained by WSCC.

Both members of the public left at 7.36pm.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman confirmed that Henfield's response to the Local Plan had been submitted to HDC in plenty of time of the 1st March deadline and thanked the Parish Administrator for her work on this.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/24/0086

Great Betley Farm Stonepit Lane Henfield West Sussex BN5 9QT

Change of use of part of the building and land for industrial purposes.

T How

Objection – all agreed. This committee deems that this application is contrary to the following HDPF policies

- **23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or would have an unacceptable impact on the landscape**
- **25 as does not protect, conserve or enhance the landscape or townscape character of the District;**
- **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**
- **27 as the site will generate urbanising effects within the settlement gap, including artificial lighting, and traffic movements.**
- **30 as there will be an adverse impact to the natural beauty and public enjoyment of the landscapes of the High Weald AONB especially Footpath number 2530.**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**
- **35 as the industrial use of concrete will be contrary to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009 and will not mitigate the effects of climate change**

This committee feels that this application should be viewed with other applications for the same site and would draw the Planning Committee's attention to the submission from the Campaign for the Protect Rural Henfield (CPRH) for Planning Application number DC/23/2180. This Committee has asked for a meeting with a Planning or Enforcement Officer along with a representative from the local area and Parish Councillors so that they can see the area as a whole and see for themselves the problems caused.

DC/24/0173

Green Oaks Barn Wheatsheaf Road Henfield West Sussex BN5 9AX

Construction of new access to the highway

Vlad Mihovilovic

No Objection – all agreed. Subject to the old access route being rendered unserviceable and permanently closed off.

DC/24/0196

7 Beverley Road Henfield West Sussex BN5 9FP

Conversion of loft with two pitched roof dormers on the front elevation and installation of rooflights.

Mr Kavanagh

No Objection all agreed. This committee notes that there is an added bathroom but no Water Neutrality Statement.

DC/24/0199

Tanyard Field Cagefoot Lane Henfield West Sussex

Fell 1x Red Oak and Surgery to 1x Lime

Mr Neal Matheson

No Objection – all agreed. Subject to the work being carried out by a qualified and experienced Tree Surgeon.

DC/24/0215

2 Townsmead Coopers Way Henfield West Sussex BN5 9FE

Replacement of existing summer-house with insulated garden room.

Mr and Mrs Peter Bagguley

No Objection – all agreed.

DC/24/0288

Dovetails West End Lane Henfield West Sussex BN5 9RA

Erection of a front porch entrance with pitched roof. Alterations to roof with new pitched roof and installation of 2No. rear dormer windows.

Mr and Mrs Richard Ewen

No Objection – all agreed. The Committee notes that despite a significant increase in the habitable space, there is no indication how Water Neutrality will be achieved.

7. APPEALS

- 1 Enforcement Appeal Dismissed: APP/Z3825/C/23/3318225 (EN/21/0358) & Planning Appeals Allowed: APP/Z3825/W/22/3311819 (DC/21/1796) & APP/Z3825/W/23/3316563 (DC/22/2149) - Pear Tree Farm, Furners Lane, Woodmancote, Henfield, West Sussex, BN5 9HX – This was noted with disappointment.
- 2 APP/Z3825/C/24/3338558 - Fenlea, Furners Lane, Woodmancote, Henfield, West Sussex, BN5 9HX – This was noted

8. CORRESPONDENCE

- 1 Parish/Neighbourhood Council planning training - Wednesday 20.3.24 5.30pm - 7.30pm – It was agreed that the Chairman, Cllrs Goodyear, May and Willard would attend this.

ACTION POINT: PA would book places for those attending and circulate the login details.

- 2 Planning Compliance reference - EN/24/0069 – this was noted.
- 3 HDC Weekly List of planning compliance cases received 19-25.2.24 – this was noted
- 4 AirS Rural Housing Enabling Service – How can we help you? – this was noted.
- 5 HDC List of new Applications and subsequent email – This was noted.
- 6 Planning Application Consultation - DC/24/0199 – Report from Tree Warden – This was noted with the Planning application
- 7 HDC Monthly Planning Compliance Team statistics for February 2024 – This was noted.
- 8 HALC Planning Survey – circulated – 5.3.24 – The Chairman confirmed that he would complete the survey.

ACTION POINT: Chairman would complete the survey and pass to PA to submit.

- 9 Stonepit Lane and Betley Farm – email and report from local resident – This was noted.

Cllr Jones left the meeting at 8.14pm

9. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

10. DATE OF NEXT MEETING

After some discussion it was agreed that the next meeting would be moved from Thursday 21st March to **Thursday 28th March 2024 at 7.00pm** – in the Henfield Hall.

The Meeting closed at 8.25 pm.