

LINDFIELD PARISH COUNCIL

Minutes of the meeting of the Planning and Traffic Committee held on 14 April 2009 at the King Edward Hall, Lindfield.

The meeting commenced at 8.00 p.m.

Present: Mr. C Snowling (Chairman)
Mr. A. Gomme (Vice Chairman)
Mr. S. Willcox
Mrs V Upton
Mrs M Nicolle

Also Present:
8 members of the public

In Attendance: Mrs. V. Grainger

259. APOLOGIES FOR ABSENCE

259.1 Apologies for absence were received from Cllrs. Blunden, Hersey and Leach and the reasons accepted.

260. DECLARATIONS OF INTEREST

There were no declarations of interest from Members in respect of any items on the Agenda.

261. QUESTIONS AND COMMENTS FROM MEMBERS OF PUBLIC

Mr J. Jesson (Lindfield Preservation Society) made comments regarding item 7 on the Agenda relating to traffic issues. At a recent meeting of the Traffic Study Joint Working Party an opinion had been expressed suggesting that FMW Consultants report should be disregarded. Mr Jesson pointed out that the FMW Consultants report was being used in relation to other applications such as the Gravelye Lane development.

Mr R. Ledbury (Blackthorns Community Association) enquired whether the Joint Working Party would continue to consider the traffic issues relating to the demolition and redevelopment of the residential home in Blackthorns. West Sussex County Council and Lindfield Parish Council should try to alleviate in whatever way possible the impact of construction on local residents.

The Chairman confirmed that these items would be covered further in the meeting.

262. MINUTES OF THE PLANNING AND TRAFFIC COMMITTEE MEETING HELD ON 24 March 2009.

262.1 The Chairman called for approval of the Minutes of the meeting of the Planning and Traffic Committee held on 24 March 2009. It was AGREED to approve the Minutes and the Chairman SIGNED the Minutes as a true record of that meeting.

263. PLANNING APPLICATIONS

263.1 For each application, the observations of the members who had specifically studied the plans, and whose names are shown in the heading, were read out before any public comments and discussion by the Committee. It was AGREED, for the benefit of members of the public present at the meeting, to rearrange the order in which the planning applications were to be considered.

263.2 09/00817/TREE – FOOTPATH REAR OF 208 TO 214 THE WELKIN.
SCOTS PINE (T180) – REMOVE LOWEST BRANCH ON EASTERN SIDE (Cllrs. Hersey and Snowling)

AGREED RESPONSE: "No objection".

263.3 09/00877/FUL – 13 THE GLEBE
A TWO STOREY SIDE AND FRONT EXTENSION. (Cllrs. Hersey and Snowling)

AGREED RESPONSE: "Although there will be some impact on 14 The Glebe we do not consider that would be sufficient to merit refusal. We therefore see no objection".

263.4 09/00492/FUL – 49 SUNTE AVENUE
SINGLE STOREY EXTENSION TO REPLACE EXISTING CONSERVATORY AND INCORPORATE
OUTSIDE TOILET. (Cllrs. Hersey and Snowling).

AGREED RESPONSE: "No objection "

263.5 09/00418/FUL – 15 COMPTON ROAD
PROPOSED REAR GROUND FLOOR EXTENSION (Cllrs. Blunden and Upton).

Mr J. Jesson (Lindfield Preservation Society) commented that the brickwork used in the main building should be carried through to the extension in order that it would blend in with the existing.

AGREED RESPONSE: "No objection, materials used to match existing dwelling".

263.6 09/000430/FUL – PEAR TREE HOUSE, 30 HIGH STREET
REMOVAL OF EXISTING GARDEN GATES AND PROVISION OF NEW BRICK PIERS AND
HARDWOOD GATES. (Cllrs. Upton and Blunden).

Mr J. Jesson (Lindfield Preservation Society) commented that the colour of the gates was not stipulated in the plans and suggested that this should be dealt with as a reserved matter.

AGREED RESPONSE: "We consider that the colour of the gates should be dealt with as reserved matter but subject thereto, have no objections".

263.7 09/00574/FUL – 14 OAK BANK
PROPOSED TWO STOREY SIDE EXTENSION AND PART SINGLE STOREY AND PART SINGLE
STOREY AND PART SINGLE STOREY REAR EXTENSION (Cllrs. Hersey and Snowling).

AGREED RESPONSE: "Although there will be some impact on No 16 Oak Bank we do not consider that this would be sufficient reason to refuse the application. Therefore we see no objection".

263.8 09/00624/FUL - 42 BY SUNTE.
REPLACE FLAT ROOF OVER PART DINING ROOM AND PORCH WITH PITCHED ROOF
CONSTRUCTED WITH TIMBER AND PLAIN CONCRETE TILES. (Cllrs. Hersey and Snowling)

AGREED RESPONSE: "No objections".

263.9 09/00774/FUL – MANSELL MCTAGGART, 53A HIGH STREET.(Cllrs. Hersey and Snowling)
REPLACEMENT WINDOW TO SHOPFRONT

Mr J.Jesson (Lindfield Preservation Society) commented that although the present window was not original it did fit in with the building and was in keeping with its surroundings. Although changes had been made to the original proposals these changes did not go far enough.

AGREED RESPONSE: "We note that compared with 08/03873/FUL, the proposed replacement window is smaller and has glazing bars. We consider however that it would still unbalance the appearance of the

building and have an adverse effect on the street scene and on the structure of this listed building. We cannot therefore support the applications”

263.10 09/00775/LBC – MANSELL MCTAGGART, 53A HIGH STREET.(Cllrs. Hersey and Snowling)
REPLACEMENT WINDOW TO SHOPFRONT

AGREED RESPONSE: “We note that compared with 08/03873/FUL, the proposed replacement window is smaller and has glazing bars. We consider however that it would still unbalance the appearance of the building and have an adverse effect on the street scene and on the structure of this listed building. We cannot therefore support the applications”

263.11 09/00829/TCA – LADYWELL, BLACK HILL
BIRCH – FELL. YEW – LIFT CANOPY BY 1 METRE AND TRIM BACK CANOPY ON EASTERN SIDE
BY 1-2 METRES. (Cllrs. Hersey and Snowling)

Mr J. Jesson (Lindfield Preservation Society) commented that although there was no objection to the trimming of the Yew the felling of the Birch tree would spoil the amenity of the street scene.

AGREED RESPONSE: “No objections.”

263.12 09/00625/FUL – 12 HICKMANS LANE
PROPOSED ALTERATIONS TO PREVIOUSLY APPROVED DETACHED DOUBLE GARAGE, REF
07/00412/FUL TO MAKE INTERNAL ALTERATIONS AND PROVISION OF ADDITIONAL VELUX
ROOF WINDOWS TO PROVIDE ANCILLARY ACCOMODATION TO THE EXISTING DWELLING.
(Cllrs. Leach and Nicolle)

AGREED RESPONSE: “No objection.”

263.13 09/00813/FUL – HOLLY LODGE COTTAGE, SUMMERHILL LANE
DEMOLITION OF EXISTING GARAGE; CONSTRUCTION OF NEW GARAGE WITH MEZANINE GYM
AREA CONTAINED WITHIN MEZANINE FLOOR WITHIN ROOF EAVES CONTAINING 1 NO DORMA
WINDOW; INSTALLATION OF 1 NO AC CONDENSER. (Cllrs. Leach and Nicolle)

There were concerns expressed by members of the Committee that although the property was set back from the road there would still be an impact on the street scene and possible over development of the site. There was also a potential for noise pollution, especially in summer months.

AGREED RESPONSE: “We have objections to this application as we consider that the proposed new garage would lead to over development of the site and would impact on the street scene. There is also potential noise pollution from the air conditioner.”

263.14 09/00880/FUL – 1 BECKWORTH LANE
REPLACEMENT OF AREA OF FLAT ROOF WITH A PITCHED ROOF. (Cllrs. Leach and Nicolle)

AGREED RESPONSE: “No objection”

264. LINDFIELD RURAL PARISH COUNCIL APPLICATION

08/02532/OUT - LAND AT JUNCTION OF GRAVELYE LANE AND LYOTH LANE
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 65 DWELLINGS IN A
LANDSCAPED SETTING WITH A MIXTURE OF DWELLING TYPES. ADJACENT AREAS FOR
INFORMAL RECREATION AND WILDLIFE RESERVE TO BE SECURED BY SECTION 106
AGREEMENT.

There were concerns that the site already supported a variety of wild life. The present wildlife site should be retained and incorporated within the development itself and not re-located. It was important that there should be no unnecessary disruption to wildlife.

AGREED RESPONSE: "No objections provided the undeveloped areas indicated in the plan remain unchanged"

265. TRAFFIC STUDY JOINT WORKING PARTY

The Traffic Study Joint Working Party had recently met to discuss the proposed mini roundabout in the High Street. The Chairman clarified that the views expressed concerning the FMW Consultants report were not those of all members of the Joint Working Party. The draft minutes of the Joint Working Party were noted and it was agreed that these would be circulated. It was concluded that further analysis was required to consider the pedestrian crossing and mini roundabout in conjunction to ensure that there was no adverse impact on pedestrian safety. It was AGREED that the Deputy Clerk would write to Mr R. Harper of WSCC for further information and that it would be helpful if a response could be circulated to all members for consideration at the next full Council Meeting. Mr Harper's recommended option for the type of crossing required would also be requested.

Councillor Gomme commented that increased traffic volume tipped the balance requiring something to be done at this junction. However, if the junction were changed it may encourage "rat running" elsewhere. Further information was needed and it would be useful if all Parish Council Members could have a copy of all of the relevant reports.

Traffic issues relating to Blackthorns had been discussed by the Joint Working Party and there were two issues identified. One was the issue of parking at School peak times and there was a suggestion that the Police Community Support Officer could visit the school at peak times. The second issue was the rebuilding of the residential home. It was suggested that the MSDC should be requested to check the conditions relating to construction traffic and to ensure that all site vehicles be required to park on site to prevent off site parking in Blackthorns. Additionally WSCC should be requested to reviewed the situation and to alleviate problems while building work is being undertaken.

The following action was AGREED:

1. MSDC be requested to confirm the conditions relating to construction works.
2. WSCC be requested to review the traffic issues to alleviate problems while building work is being undertaken.

266. CORRESPONDENCE RECEIVED REGARDING TRAFFIC SPEEDS IN HICKMANS LANE AND OTHER TRAFFIC ISSUES

Correspondence received had been circulated to members of the Committee and the various points noted. It was AGREED that the Deputy Clerk would write to WSCC drawing their attention to the matters raised and requesting an early response.

267. REPORT ON SIGNIFICANT PLANNING DECISIONS MADE BY MSDC AND THE PLANNING INSPECTORATE

267.1 The tabled list showing the planning decisions had been circulated and no significant decisions were noted.

268. UPDATE ON RISK ASSESSMENT

The risk assessment form had been circulated and noted. It was considered that on going training on planning issues was an important requirement. There was a suggestion that an incident report form could be produced to be used in the event of any damage occurring to an applicant's property. There would then be a record which could be passed onto the insurers. Site visits were normally completed jointly by two Members on a rota basis. It was suggested that the rota could be changed to rearrange the pairings from time to time.

269. ANY OTHER BUSINESS

No items of other business were raised.

270. QUESTIONS/ COMMENTS FROM MEMBERS OF THE PUBLIC

Mr J Jesson (Lindfield Preservation Society) commented that the Committee could request a copy of the programme of works for Blackthorns.

Mr R. Ledbury (Blackthorns Community Association) confirmed that he had contacted MSDC to ask the developers for the programme of works and was advised to contact the developers directly. A programme of deliveries would be very helpful to inform residents.

The meeting concluded at 9.20 p.m.