

## LINDFIELD PARISH COUNCIL

Minutes of the meeting of the Planning and Traffic Committee held on 24 March 2009 at the King Edward Hall, Lindfield.

The meeting commenced at 8.00 p.m.

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

Also Present: 3 members of the public

In Attendance: Mrs. V Grainger

### 253. APOLOGIES FOR ABSENCE

253.1 Apologies for Absence were received from Cllrs. Blunden and Willcox and the reasons accepted.

### 254. DECLARATIONS OF INTEREST

254.1 Councillor Snowling declared a prejudicial interest in item 4. vii) (The Lindfield Club) as he was a trustee of The King Edward Hall and a prejudicial interest in item 4. ix) (Tavistock and Summerhill School) as his wife was a governor of the school. Councillor Snowling advised that he would not take part in the debate and Councillor Gomme would take the chair for these items. Councillor Snowling also declared a personal interest in item xii (Tollgate, Compton Road), as he was a member of the Downland Housing Association Board.

254.2 Councillor Nicolle declared a personal interest in item 4. vii) (The Lindfield Club) as she was a member of the Club.

254.3 Councillor Leach declared a personal and prejudicial interest in item 4. vii) (The Lindfield Club) as he was a member of the Club and the Club Managing Committee.

254.4 Councillor Upton declared a personal interest in item 4. vii) (The Lindfield Club) as she was a member of the Club.

254.5 Councillor Hersey declared a personal interest in item 4. vii) (The Lindfield Club) as she was a member of the Club.

254.6 Councillor Hersey stated that she reserved the right to express a different opinion from that given at this meeting at meetings of Mid Sussex District Council's Central Area Planning Committee or at any other meeting which subsequently considered any matter discussed at the present meeting, having seen the officers' reports and heard representations from members of the public and fellow members.

### 255. MINUTES OF THE PLANNING AND TRAFFIC COMMITTEE MEETING HELD ON 9 FEBRUARY 2009.

255.1 The Chairman called for approval of the Minutes of the meeting of the Planning and Traffic Committee held on 9 February 2009. It was AGREED to approve the Minutes and the Chairman SIGNED the Minutes as a true record of that meeting.

### 256. PLANNING APPLICATIONS

256.1 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.

256.2 008/03902/FUL 117 HIGH STREET  
DEMOLISH AND REBUILD LEAN -TO GARAGE ENTRANCE, INCORPORATING SEPARATE  
EXTERNAL DOOR TO STAIR LOBBY. MAKE STRUCTURAL REPAIRS TON COUNTER ROOF  
SPREAD. CONSTRUCT TWO DORMERS WINDOWS TO PROVIDE NATURAL LIGHT IN PLAYROOM  
OVER. (Cllr Leach)

Councillor Snowling advised that although MSDC had indicated that additional time would be permitted for the Parish Council to make their comments known about this application, matters had proceeded and a decision had been made by MSDC to grant permission. However, the conditions MSDC had applied reflected the comments made by Councillor Leach and stipulated that samples of finishes and materials to be used should be submitted to and approved by the Local Planning Authority. There was also a condition that the building should be used for purposes incidental to the enjoyment of 117 High Street and for no other purpose (including use as a separate unit of living accommodation). It was AGREED that in future when additional time for consultation had been permitted by MSDC, written confirmation of the response date should be obtained.

256.3 09/00268/FUL – 11 FIELDWAY  
SINGLE-STOREY EXTENSION UNDER MONO-PITCH ROOF TO FRONT OF PROPERTY. (Cllrs.  
Leach and Gomme)

AGREED RESPONSE: "No objection- materials to match existing"

256.4 09/00054/LBC – PEAR TREE HOUSE, 30 HIGH STREET  
AMENDMENT TO LISTED BUILDING CONSENT 08/00856/LBC SHOWING REDUCTION OF  
APPROVED BALCONIES, NEW FLOOR TO EN-SUITE AND FAMILY BATHROOM, INSERTION OF  
NEW PARTITION WALL FORMING "UTILITY ROOM" IN BASEMENT LEVEL AND REMOVAL OF  
PARTITION WALL TO MASTER BEDROOM TO INCORPORATE EXISTING BEDROOM INTO  
DRESSING ROOM (Cllrs. Blunden and Upton))

Mr J. Jesson (Lindfield Preservation Society) commented that although the Society had no formal objections to the application it was considered that it would be advisable for the County Architect to formally agree the works before consent was confirmed. Mr Jesson also noted that some work was being undertaken to the front boundary wall but it was not clear whether there was an intention to rebuild the wall to reflect the style of the existing.

AGREED RESPONSE: "No objections – provided materials used match existing and we recommend that written confirmation is obtained from the County Architect before work commences" We would also like to draw MSDC Planning Officers attention to the fact that work has commenced to demolish part of the front boundary wall of the property and that it needs to be reinstated to a similar appearance to the original.

256.5 09/00072/FUL – PEAR TREE HOUSE, 30 HIGH STREET  
REDUCTION OF APPROVED BALCONIES TO JULIET TYPE BALCONIES.(Cllrs. Blunden and Upton).

AGREED RESPONSE: "No objections – provided materials used match existing and we recommend that written confirmation is obtained from the County Architect before work commences"

256.6 09/00202/FUL – 41 COMPTON ROAD  
REPLACE DRIVE AND PATH TO FRONT AND SIDE OF PROPERTY (Cllrs. Blunden and Upton).

AGREED RESPONSE: "No objection".

- 256.7 09/00005/FUL – TOWNLANDS, 143 HIGH STREET  
DOUBLE GARAGES WITH POOLHOUSE FACILITIES AND SWIMMINGPOOL (CORRECTED AND  
ADDITIONAL PLANS RECEIVED 19<sup>th</sup> FEB 2009) (Cllrs. Blunden and Upton).

AGREED RESPONSE: "We have objections to this application because of the proximity of the proposed new building to neighbouring property. The neighbour's property has windows facing the proposed new building and there is a possible reduction in daylight/sunlight to the neighbouring property".

- 256.8 09/00398/FUL – THE LINDFIELD CLUB, KING EDWARD HALL, HIGH STREET.  
MODIFICATION OF EXISTING EXTERNAL FIRE ESCAPE STAIR AT THE LINDFIELD CLUB TO TAKE  
A CHAIRLIFT. (Cllr. Gomme).

The Chairman declined to take part in the discussion and left the room having declared a prejudicial interest in item 4. vii) (The Lindfield Club). Councillor Gomme as Vice Chairman took the chair for this item and item 4 ix) (Tavistock and Summerhill School). Councillor Leach also declined to take part in the debate and left the room having declared a personal and prejudicial interest in item 4 vii).

Mr N. Kerslake Commented that disabled access was not a planning consideration and should not be taken into account in the decision making process. There were no details of the colour of the chair lift but it had been assumed that the rail would be painted black. There would be a bulky casing for the chair lift and The King Edward Hall was within a conservation area. Mid Sussex Local Plan Policy B12 stipulates that consideration should be given to preserving or enhancing the character of the area. The proposed chairlift would not enhance the area. In terms of a practical solution there were two staircases to the Club and it could be possible to install a stair lift inside. Mr Kerslake added it was proposed to install the chairlift at the main fire exit from the Club but the Fire Service being statutory consultees, appeared not to have been consulted. MSDC should advise on the disabled access and also ensure that the Fire Officer is consulted, clear direction should therefore be given to MSDC.

AGREED RESPONSE: "We have objections to this application due to safety engineering factors as no written confirmation from the Fire Service has been provided. The King Edward Hall is within a conservation area and the proposed external stair lift would be contrary to Mid Sussex Local Plan B12."

- 256.9 09/00596/TREE – TAVISTOCK AND SUMMERHILL SCHOOL, SUMMERHILL LANE  
OAK (WITHIN GROUP G8) – REDUCE OVERALL CROWN BY 2 METRES (Cllrs.Nicolle and Leach )

AGREED RESPONSE: "No objection we fully support the findings of the two reports".

- 256.10 09/00519/TCA - ST LAWRENCE, BLACKHILL  
FELL TWO CONFIERS (Cllrs. Gomme and Snowling )

AGREED RESPONSE: "No objection to removal of Thuja or the work to the Sycamore. However we were unable to identify any damage on the Leylandii which matched the indicated position on the plans, so feel unable to support its removal".

- 256.11 08/02673/FUL -126 HIGH STREET  
PROPOSED REPLACEMENT OF EXISTING GARAGE. AMENDED SCHEME FOLLOWING  
PERMISSION 06/1976/FUL. (Cllrs. Gomme and Willcox )

Mr J. Jesson (Lindfield Preservation Society) Commented that the previously approved 2006 scheme presented a gable but on the amended plans this was now nine and half metres wide with ridge. Viewing the roof at the gateway into the Village the roof should be subservient to the present building - the proposed roof would be dominant within the street scene and would be prejudicial to the Grade II star listed building adjacent. The setting was very important and Lindfield Preservation Society and Lindfield Parish Council should agree to request that the matter is called in for decision at the Central Area Planning Committee.

AGREED RESPONSE: "We have objections to the new plans as they will spoil the street scene on this important gateway of the village even more than the previously approved application 06/01976/FUL.

We are most concerned about the increased bulk of the garage in this new application and the inclusion of two windows in the front roof. We believe the increased bulk and the windows are not in keeping with the listed buildings nearby and will dominate the street scene which is contrary to policies relating to developments in the vicinity of listed buildings and conservation areas i.e. Mid Sussex Local Plan policies B10 and B15."

256.12 09/00618/TCA – SUMMERS REACH, SCHOOL LANE  
1 OAK- REMOVE EPICORMIC GROWTH. SYCAMORE – THIN BY 10 – 15% (Cllrs. Gomme and Willcox)

AGREED RESPONSE: "No objection"

256.13 09/00620/TCA – TOLLGATE COMPTON ROAD, 85 HIGH STREET AND LAND REAR OF 75-83 HIGH STREET  
YEW – LIFT CANOPY BY 1 METRE ON SOUTHERN SIDE. ASH (1) – LIFT CANOPY BY 3 METRES. ASH (2) – REMOVE LOWEST BRANCH ON EASTERN SIDE. ASH (3) – REMOVE TWO LOWEST BRANCHES ON EASTERN SIDE (Cllrs. Gomme and Willcox).

AGREED RESPONSE: "No objection"

256.14 09/00639/TCA – LITTLECOTE HOUSE, COMPTON ROAD  
1 EUCALYPTUS- REPOLLARD.(Cllrs. Gomme and Willcox)

AGREED RESPONSE: "No objection"

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

257.1 The tabled list showing the decisions had been circulated and it was noted that the application 08/3722/FUL 59 Meadow Lane had been refused by MSDC contrary to the comments made by the Committee. The reasons for refusal were that the application conflicts with policies H9 and B3 of Mid Sussex Local Plan and DEV1 of the West Sussex Structure Plan.

258. ANY OTHER BUSINESS

258.1 There were no other matters of urgent business raised and the meeting concluded at 8.50 p.m.