

LINDFIELD PARISH COUNCIL

Minutes of the meeting of the Planning and Traffic Committee held on 7 September 2009 at the King Edward Hall, Lindfield.

The meeting commenced at 8.00pm.

Present: Mr A Gomme (Vice Chairman and Chairman for this meeting)
Mr W Blunden
Mrs M Hersey
Mrs M Nicolle
Mr S Willcox

Also Present: MSDC Cllr C Hersey
2 members of the public

In Attendance: Mr P Hemsley

323. WELCOME AND EMERGENCY ANNOUNCEMENTS.

323.1 In the absence of the Chairman, the Vice Chairman, Councillor Gomme, took the Chair. He welcomed those present and announced the emergency procedure for the King Edward Hall.

324. APOLOGIES FOR ABSENCE.

324.1 Apologies were received from Councillors Leach, Snowling and Upton and the reasons accepted.

325. DECLARATIONS OF INTEREST

325.1 Councillor Hersey stated that she reserved the right to express a different opinion from that given at this meeting, when present 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.

326. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 18 AUGUST 2009

326.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee held on 18 August 2009. It was AGREED to APPROVE the Minutes and the Chairman SIGNED the Minutes as a true record of that meeting.

327. PLANNING APPLICATIONS AND OTHER MATTERS REFERRED TO THE PARISH COUNCIL BY MID SUSSEX DISTRICT COUNCIL FOR CONSIDERATION.

327.1 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.

327.2 09/02443/TREE – LAND REAR OF 55 NOAHS ARK LANE
OAK – REDUCE HEIGHT OF OAK TO RIDGE LEVEL AND TRIM BACK TO BOUNDARY (Cllrs Gomme and Leach).

Mr Jesson, Lindfield Preservation Society, said that a height reduction of the tree to the roof level would cause the loss of all public amenity from Noahs Ark Lane, although it would not conceal the tree from the lane at the rear of No 55. He had some anxiety about the extent of the proposed reduction, although he accepted that some surgery was appropriate.

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The Committee discussed the merits of Mr Jesson's views, but were minded to support the application.

AGREED RESPONSE: "No objection."

- 327.3 09/02440/LDC – GLEBE HOUSE, 32 DENMANS LANE
PROPOSED 3 DORMER PROJECTIONS TO EXISTING ROOF SLOPE. THIS IS AN APPLICATION TO ESTABLISH WHETHER THE PROPOSED DEVELOPMENT IS LAWFUL: THIS WILL BE A LEGAL DECISION WHERE THE PLANNING MERITS OF THE PROPOSED DEVELOPMENT CANNOT BE TAKEN INTO ACCOUNT (Cllrs Blunden and Gomme).

Councillor Blunden gave some background history of an application for similar work sought to the adjoining property some years previously. However, as planning considerations were irrelevant to this matter, the Committee would offer no comment.

AGREED RESPONSE: "No comment."

- 327.4 09/02477/FUL – 9 FRANCIS ROAD
PROPOSED NEW GROUND FLOOR EXTENSION/PORCH TO FRONT OF PROPERTY AND PROPOSED NEW ROOF (Cllrs Snowling and Willcox).

Mr Jesson outlined a number of his concerns with respect to the accuracy of the application and the level of detail contained therein, particularly with regard to the matching of proposed materials with those extant and also relating to features of the roofs and windows. He said that the need for such accuracy was greater given that the site lay within the Conservation Area and Local Plan Policy B12 was relevant.

Councillor Nicolle gave her full support to the views of Mr Jesson, which the Committee as a whole welcomed for their illumination of the matter.

AGREED RESPONSE: "Francis Road lies in the Conservation Area. The existing plans show not what exists today, but what was granted consent under LF/04/01467/FUL. That consent included construction of a bathroom with a flat roof on the first floor projecting over the new garage, which was also part of the consent and which has since been completed. An earlier application for a much deeper flank extension (LF/04/0369/FUL) was refused.

The present proposal is to build a first floor side extension as before except that it would be covered by a pitched hipped roof projecting from the main roof. The extension would go back to a point just forward of the existing first floor side window. Additionally, it is proposed to build an enclosed porch projecting 2.2m from the left hand garage wall and 1.7m from the front wall of the house, which would also be under a sloping roof with a hipped end. This application further proposes that the garage be converted to storage space at the front, with habitable accommodation of a study at the rear, and that an existing partition wall be removed to create an enlarged kitchen with a dining area.

There are several shortcomings in the application: there are inaccuracies in the drawing of the extant property; the application states that the proposed roof would be of matching plain clay tiles, whereas the present roof is covered with slates; the construction note states that the bathroom would have bonnet hip tiles, whereas the existing roof uses semi-circular ridge tiles. Further, all visible windows in the original house are Crittal metal framed and single glazed and the application states that the new windows are to match this type. However, drawings indicate that the existing first floor window at the right and the new window in the proposed bathroom would be replaced by timber framed windows of a matching pattern and style. The characteristic of the Crittal is the slender metal fenestration which is unlikely to be matched in timber.

In sum, we note a number of inaccuracies in this application for work in the Conservation Area, for which the Local Plan requires a greater level of detail and completeness than elsewhere. We find the application is contrary to Local Plan Policy B12 and we cannot support it."

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327.5 09/02609/TCA – COMPTON HOUSE NURSING HOME, 42 COMPTON ROAD
FELL ONE WILLOW. AMENDED SITE ADDRESS (Cllrs Snowling and Willcox).

Mr Jesson stated that he was unable to view the tree from Compton Road and was surprised by the thumbnail sketch of the location of the tree in the application which made its position difficult to identify and which suggested it may even lie outside Compton House. He believed the application in its current form was unsatisfactory and should be resubmitted to identify more accurately the site of the tree.

Councillor Willcox confirmed that the tree did lie within Compton House and said that significant care had been taken of this ancient specimen over the years. He saw no reason for felling as it stood some distance from the House.

AGREED RESPONSE: "The tree we identified as being the object of this application is in the rear garden of the building numbered 42. Although this tree shows signs of age in its lower trunk there are still several healthy-looking upper branches. In the absence of a full report from a Tree Surgeon justifying the concerns expressed by the residents as recorded in the application, we cannot support the application."

328 REPORTS ON ANY SIGNIFICANT PLANNING DECISIONS MADE BY MSDC AND THE PLANNING INSPECTORATE

328.1 The list had been circulated. NOTED:

- 09/01585/FUL AND 09/01586/CON – 104 High Street: The Deputy Clerk reported that, at the meeting of the MSDC Central Area Planning Committee held on 6 August 2009, the Committee had REFUSED the applications to replace the old conservatory with orangerie and rear extension, on the grounds that the applications were contrary to Policies B3, H9 and B13. The Parish Council had objected to these applications.
- 09/02165/CON AND 09/01747/FUL – Stable Lodge, Lewes Road: the applications had been withdrawn.

329 ANY OTHER BUSINESS

329.1 There was no other business.

The meeting concluded at 8.35pm.