

## LINDFIELD PARISH COUNCIL

Minutes of the meeting of the **Planning and Traffic Committee** held on **1 May 2012** at the King Edward Hall, Lindfield.

The meeting commenced at 8.00pm.

**Present:** Mr C Snowling (Chairman)  
Mr A Gomme (Vice Chairman)  
Mr M Amor  
Mr W Blunden  
Mrs M Hersey  
Mr S Hodgson

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

**In Attendance:** Mr P Hemsley

**Absent:** None

### 153. WELCOME AND EMERGENCY ANNOUNCEMENTS

153.1 The Chairman welcomed those present and announced the emergency procedure for the King Edward Hall.

### 154. APOLOGIES FOR ABSENCE

154.1 Apologies were received from Councillors Chatfield and Upton and the reasons accepted.

### 155. DECLARATIONS OF INTEREST

155.1 Cllr Hersey stated that she reserved the right to express a different opinion from that given at this meeting, when present at meetings of the Mid Sussex District Council's (MSDC's) Central Area Planning Committee (CAPC) 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.

Cllr Snowling stated that he reserved the right to express a different opinion from that given at this meeting, when present at meetings of the MSDC's CAPC 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 the views of fellow members.

### 156. QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC

156.1 Mr Neil Kerslake made a number of points regarding the Draft District Plan (DP), including the need to demonstrate that the housing numbers were 'evidence-based' as required by the National Planning Policy Framework (NPPF). He said that the Neighbourhood Plan (NP) should link to the DP. He was disappointed that there had been three meetings of the NP Joint Working Party (JWP) behind closed doors when he felt the process should involve the public, indeed it was incomprehensible that the public had not yet been consulted. He added that the District was almost certain to get a planning application for Site K by the end of May 2012 and possibly also for Phase 2 of The Limes.

The Chairman said that the matter would be addressed under Item 8.

LINDFIELD PARISH COUNCIL

157. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 10 APRIL 2012

157.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 10 April 2012. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

158.1 For each application, the observations of the members who had specifically studied the plans were read out before any public comments and discussion by the Committee.

158.2 12/00834/COU – WATSON'S BRASSERIE, 96 HIGH STREET  
CHANGE OF USE OF STORE ROOM TO RESTAURANT. INSTALLATION OF KITCHEN DUCT.  
EXTEND OPENING HOURS ON A SUNDAY FROM 08.00 HOURS–18.00 HOURS TO 08.00–21.00  
HOURS.

Mr John Jesson, Lindfield Preservation Society (LPS), said that he had two points to make: external appearance, specifically the extract flue from the kitchen; and opening hours. On the first matter, he felt that the flue was too close to the boundary with Chimneys (94 High Street), where there were new residents, as it would come out from the flat roof section; he believed it would be better if it exited through the roof space as that would improve the appearance and could mitigate odours for Chimneys. Despite there being carbon filters in the extraction system, he supposed there would be a certain degree of leakage.

On the second issue, he was reluctant to comment, as in the past when opening hours had been discussed the argument had been to safeguard the amenities of neighbours. A request to increase hours on a Sunday would be advantageous to trade but lead to more noise and disturbance for residents.

The Chairman confirmed with the Deputy Clerk that there had been no objections voiced by the public on this occasion. Cllr Gomme said that the question of hours was one for neighbours to express a view and he felt that extending to 2100 hours was not very contentious. He added that it was not for the Committee to redesign the application, rather they had to comment upon the application before them. The Chairman summed up by asking whether it was so contentious as to warrant rejection; Members felt it was not and were unanimous in their response.

**AGREED RESPONSE:** "No objection."

158.3 12/01073/TREE – 7 BARRINGTON WOOD  
T5 HORSE CHESTNUT – REDUCE HEIGHT BY APPROXIMATELY 5 METRES AND RESHAPE  
REMAINDER TO BALANCE. T6 SYCAMORE – CROWN REDUCE BY APPROXIMATELY 25% AND  
SHAPE. T7 SYCAMORE – CROWN REDUCE BY APPROXIMATELY 25% AND SHAPE.

Following concerns raised by the Deputy Clerk with the Case Officer, Miss Deborah Lynn, the DC had indicated on 20 April that this application was invalid. Consequently, the Committee did not examine it.

158.4 12/01172/TREE - MARLOW HOUSE, 107 HIGH STREET  
SYCAMORE (T17) - REDUCE OVERALL CROWN BY 3 METRES AND RESHAPE.

The Deputy Clerk read out comments from the Tree Warden which were supportive of the application.

**AGREED RESPONSE:** "No objection."

## LINDFIELD PARISH COUNCIL

158.5 12/01259/TREE – TINKERS, 133 HIGH STREET  
CYPRESS (T11 OF CU/2/TPO/73) – FELL TREE TO GROUND LEVEL.

The Deputy Clerk read out comments from the Tree Warden which were supportive of the application.

**AGREED RESPONSE:** “No objection.”

**159. TO RECEIVE REPORTS ON ANY SIGNIFICANT PLANNING DECISIONS MADE BY MSDC AND THE PLANNING INSPECTORATE AND TO AGREE ANY FURTHER ACTION WHICH MAY NEED TO BE TAKEN BEFORE THE NEXT MEETING**

159.1 The Deputy Clerk reported that:

- Application 12/00443/FUL – Proposals for a new single storey utility room extension and a new single garage at 1 Dukes Road – had been **REFUSED** by the DC on 11 April 2012 by virtue of the size, design and siting of the proposed garage which was considered detrimental to the character and appearance of the locality and would not constitute sustainable development as defined by the NPPF.
- Application 12/00563/FUL – Proposal for a new single storey two bedroom dwelling at 107 High Street – had been **REFUSED** by the DC on 13 April 2012 by virtue of *inter alia* the divorced nature of the location and its poor relationship with the surrounding historic development; it was considered harmful to the historic character and appearance of the Conservation Area, contrary to a number of policies and the objectives of the NPPF.
- Application 12/00720/FUL – proposal for a first floor extension to side and rear at 21 Sunte Avenue – had been **WITHDRAWN** on 24 April 2012.
- Application 12/00740/FUL – proposal for an extension to front, internal improvements and replacement windows, etc, at White Gates, Black Hill - had been deemed **INVALID** by the Case Officer, Mr Matthew Redman, and had been removed from the DC website.
- Application 12/00757/FUL – proposal for single storey extension and remodelling to private residential dwelling at Setthorns, Roundwood Lane – had been **GRANTED** on 27 April 2012 with two conditions. This was an application that the Committee had indicated lay outside the Built Up Area Boundary which would ordinarily mean it would be subject to development restraints under Local Plan Policy C1. However, the Permission made no reference to its location or to any constraints.

**160. TO CONSIDER ACTIVITY ON THE LIMES DEVELOPMENT, ANY DOCUMENTS RELATING THERETO AND AGREE ANY ACTION WHICH MAY NEED TO BE TAKEN BEFORE THE NEXT MEETING**

160.1 The Deputy Clerk had no matters to report. However, Cllr Gomme suggested that, as the developer was about to leave the site, the Deputy Clerk should make a list of outstanding points and send them to the Case Officer, Mr Steve Ashdown, and ask him to advise the PC what was to be done and when. It was agreed the Deputy Clerk would consult Cllr Upton, as road representative for The Limes, to assist in compiling the list.

**161. TO REPORT ONGOING ACTIVITY BY THE LPC/LINDFIELD RURAL PC NEIGHBOURHOOD PLAN JOINT WORKING PARTY, INCLUDING IDENTIFYING AND AGREEING ITEMS OF EXPENDITURE, AND TO AGREE ANY ACTION WHICH MAY NEED TO BE TAKEN BEFORE THE NEXT MEETING**

161.1 The Chairman reported that the NP JWP was meeting next on 3 May 2012 to continue discussions on the Plan, specifically regarding the Housing Supply Document, with Ms Claire Tester, Head of Economic Promotion and Planning at the DC, and with DC Cllr Gary Marsh. The JWP would discuss details of what expenditure would be needed for the questionnaire that had been designed to consult with the public. He confirmed that the area of the NP would be the combined areas of the two parishes.

Cllr Gomme said that there were a few parishes ahead of Lindfield and the JWP had used their examples to inform the questionnaire. He said that the first question was whether the public wanted a

## LINDFIELD PARISH COUNCIL

NP. He added that this would be an expensive exercise and it should be done comprehensively and professionally. They were working with the Rural Parish and the aim was to achieve a sound first circular. He said that the NP needed to be evidence-based: responses to the consultation would inform the Plan and provide the necessary evidence.

The Chairman concluded by adding that the matter would be addressed at the next Full Council of both Parishes. He thanked Cllrs Gomme and Hodgson for their contributions to the preparation of the questionnaire. Cllr Blunden added his appreciation for the work, saying that thanks were due also to Rural Cllrs John Dumbleton and Ray Jones.

### 162. ANY OTHER BUSINESS

162.1 There was none.

On conclusion of this part of the meeting, a further 15 minutes was set aside to allow members of the public to ask questions/make comments.

Mr Kerslake reiterated his points about the JWP work being done behind closed doors. He did not see a reason why there had not been a public exhibition or meeting at this stage to inform residents, most of whom he felt would not be well prepared when faced with the questionnaire. However, he accepted that his comments were made without sight of the questionnaire. Cllr Gomme said that the JWP had used the web to examine other questionnaires.

Finally, the Chairman said that this meeting concluded business for the Council year and he thanked Members for their work.

The meeting concluded at 8.25pm.