

LINDFIELD PARISH COUNCIL

Minutes of the meeting of the **Planning and Traffic Committee** held on **14 AUGUST 2012** at the King Edward Hall, Lindfield.

The meeting commenced at 8.00pm.

Present: Mr A Gomme (Chairman)
Mrs Margaret Hersey (Vice Chairman)
Mr M Amor
Mrs J Chatfield
Mr S Hodgson
Mr C Snowling
Mrs V Upton

Also Present: Mr J Jesson (LPS)
2 members of the public

In Attendance: Mr I McLean (Deputy Clerk)

Absent: Councillor W Blunden

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

199. APOLOGIES FOR ABSENCE

199.1 Apologies for absence were received from Councillor W Blunden and the reasons were accepted.

200. DECLARATIONS OF INTEREST

200.1 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 (MSDC) Central Area Planning Committee or at any 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.

201 MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 24 JULY 2012

201.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 24 July 2012. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

202.1 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. 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.

202.2 12/02516/FUL – COTSWOLD, PONDCROFT ROAD
PROPOSED REPLACEMENT OF FRONT GEORGIAN WOODEN WINDOWS WITH GEORGIAN WHITE ALUMINIUM AND REAR CONSERVATORY.

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Mr Jesson commented that the application needed to distinguish between the front windows and the ones for the rear conservatory. The Lindfield Preservation Society has some concerns about the uncertainty of the situation with regard to the rear conservatory windows. The applicant responded by saying that the originals were aluminium and that given the problems with wood, he wanted a more durable material. On checking the plans, it was determined that the rear conservatory windows would in fact be replaced with UVPC. Cllrs therefore expressed similar concerns as the LPS with regard to the proposal, given the planning policies set by Mid Sussex District Council.

AGREED RESPONSE: No objections in respect of the front windows, but the Council notes that the replacement of the frames of the conservatory with UVPC appears to be contrary to Policy B12 of the District Council's planning policies.

202.3 12/02226/TREE – 14 PORTSMOUTH WOOD CLOSE
VARIOUS TREE WORKS.

AGREED RESPONSE: No objections.

202.4 12/02229/TREE – 12 PORTSMOUTH WOOD CLOSE
FELL TWO BEECH.

AGREED RESPONSE: Whilst these two trees look to need work done on them, there is a concern that removing them altogether would be wrong, as they are very much in the sky line of this area.

202.5 12/02441/TCA – CROSSKEYS, 76 HIGH STREET
REMOVAL OF TWO JUNIPER TREES – REPLACEMENT THEREWITH.

Mr Jesson commented that these trees were an iconic part of the High Street, and questioned the evidence for the proposed work. Councillor Hersey observed that this was an understandable view but that the trees were being replaced.

AGREED RESPONSE: No objections.

202.6 12/02453/FUL – 28 BECKWORTH LANE
(i) SINGLE STOREY EXTENSION WITH DUMMY PITCH HOUSING NEW KITCHEN. EXISTING FREESTANDING GARAGE TO BE DEMOLISHED. AMENDMENT TO EXISTING PERMISSION (12/01589/FUL)
(ii) AMENDED PLANS RECEIVED 23/07/12

AGREED RESPONSE: No objections.

202.7 12/02460/FUL – CLOCK TOWER HOUSE, LEWES ROAD
CHANGE OF USE TO PARISH OFFICES.

Mr Jesson expressed a wish to speak to this item. In order to enable him to do so, all members of the Committee declared an interest in the application as the Parish Council was the applicant. Mr Jesson commented that there didn't seem to be any good planning reasons not to agree with this application, and that it seemed a reasonable proposition.

AGREED RESPONSE: As this is the Council's own application, it had no comment to make.

202.8 12/02474/FUL – FROYLS, 125 HIGH STREET
DOUBLE GARAGE WITH DUMMY PITCH ROOF.

AGREED RESPONSE: No objections, subject to materials matching - plus the finish and colour of the large garage door to be treated as a reserved matter for later agreement with the planning officer.

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202.9 12/02502/LBC – FROYLS, 125 HIGH STREET
DOUBLE GARAGE WITH DUMMY PITCH ROOF.

AGREED RESPONSE: No objections, subject to materials matching – plus the finish and colour of the large garage door to be treated as a reserved matter for later agreement with the planning officer.

202.10 12/01543/FUL – FORMER BLACKTHORNS NURSING HOME, BLACKTHORNS CLOSE
ERECTION OF 13 DETACHED AND SEMI – DETACHED TWO STOREY HOUSE WITH ACCESS ROAD AND PARKING. SITE SECTIONS AND STAGE 1 SAFETY AUDIT RECEIVED 23/07/12.

Cllrs Hersey and Chatfield explained the rationale behind their comments. Particular reference was made to the Council's position at the initial planning stage. There was a lengthy discussion regarding the recommendations and findings of the Safety Audit report, particularly as regards the traffic generation issue, given the proximity of the development to the school. This led to agreement as to the Council's response below.

AGREED RESPONSE: The Council repeats and re-emphasise the comments made at initial planning stage.

Road Safety Audit Stage 1

2.1.1 The recommendation is vague. Consultation should in addition, take place on the installation of double yellow lines, and/or restrictions on waiting between certain times, e.g. 8.00 a.m. and 6.00 p.m.

2.1.2 The problem would be better dealt with by a re-design of the scheme (plots 1, 2 and 3). The Council does not support the idea of a restrictive covenant, as this often leads to issues with enforcement.

2.2.1 Preference is for a full roundabout, with appropriate re-alignments - flow arrows to prevent drivers from cutting the corner.

2.3.1 Solution may be to provide footways on both sides of the road.

202.11 12/02407/FUL – 12 BECKWORTH LANE
CONSERVATORY ATTACHED TO REAR OF EXISTING HOUSE

AGREED RESPONSE: No objections.

202.12 12/02493/LBC – ST ANNS, BLACK HILL
RENDER EXTERNAL WALLS OF GARAGE TO MATCH HOUSE, ETC.

Mr Jesson echoed the comments of the Parish Council, and expressed concern at the possible loss of fabric to this building. The Conservation officer at MSDC needs to consider the matter in the context of the particular nature of this building.

AGREED RESPONSE: No objections to the rendering of the garage walls to match the house. However, there are concerns and reservations on the proposed new French doors as they appear not to be in keeping with a Georgian building and so the Council would seek reassurance that if this work is to proceed, it will be done in such a way that it would not be detrimental to this important Grade II Listed building.

202.13 12/02504/FUL – 2 OLD SCHOOL COURT
ALTERATIONS TO PATH, BIN STORE, AND DRIVEWAY.

AGREED RESPONSE: No objections.

202.14 12/02552/FUL – 12 DENMANS CLOSE

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MATERIAL AMENDMENT TO PREVIOUS APPLICATION.

AGREED RESPONSE: No objections.

- 202.15 12/02596/TCA – EVERYDENS, 109 HIGH STREET
REMOVE DEEP PURPLE SMOKE BUSH AS DISEASED.

AGREED RESPONSE: No objections. (The Council noted that this application has the support of the Arboriculture officer at MSDC, and RHS Wisley.)

203. 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

- 203.1 The Deputy Clerk reported that there were no matters to bring to Members' attention on this occasion.

204. TO RECEIVE AN UPDATE ON NEIGHBOURHOOD PLANNING AND A REPORT BACK ON THE MEETING OF THE JOINT WORKING PARTY HELD ON 9th AUGUST 2012

- 204.1 The Chairman confirmed the timetable for the printing and distribution of the Questionnaires. These would be delivered from the printer on 16th August. He reported on the work of the Sub-Group in preparing for the two exhibitions and workshops set for 15th September at the KEH and on 22nd September at the Millennium Centre. He expressed gratitude to the Lindfield Preservation Society for their support in preparing the exhibitions. It was noted that for the 15th September date only Cllrs Amor and Snowling would be available, in addition to the Chairman. He updated the Committee on preparations for the analysis of the returns.

205. 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

- 205.1 The Deputy Clerk reported that despite repeated attempts to contact the Planning officer at MSDC, there had been no response. The Chairman requested that the matter be taken up by the Clerk or Deputy Clerk directly with the Head of Economic Promotion & Planning.

206. ANY OTHER BUSINESS

- 206.1 None reported.

The meeting concluded at 9.15 pm.