

LINDFIELD PARISH COUNCIL

Minutes of the meeting of the **Planning and Traffic Committee** held on **15 JANUARY 2013** at the King Edward Hall, Lindfield.

The meeting commenced at 8.00pm.

Present: Mr A Gomme (Chairman)
Mrs Margaret Hersey (Vice Chairman)
Mr W Blunden
Mr M Amor
Mrs J Chatfield
Mr R Plass
Mr S Hodgson

Also Present: Mr C Hersey, Mr J Jesson and Mr G Kennedy (Lindfield Preservation Society), and 4 members of the public (for all or parts of the meeting).

In Attendance: Mr I McLean (Deputy Clerk)

Absent: Mrs V Upton and Mr C Snowling

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

260. APOLOGIES FOR ABSENCE

261.1 An apology for absence was received from Councillors V Upton and C Snowling and the reasons were accepted.

261. DECLARATIONS OF INTEREST

261.1 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) North East 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.

261.2 Councillor Gomme stated that he had a personal interest in item 5(v) on the Agenda as the owner of the property was known to him through the Neighbourhood Planning focus groups.

261.3 All Councillors stated that they had a personal interest in item 5(ii) on the Agenda as the Council offices were soon to be a near neighbour of the applicant's property, following the move to the Clock Tower House.

261.4 Councillors Blunden stated that they had a possible personal interest in item 5(vii) on the Agenda as although he did not know the applicant, he lives in the same road.

262. QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC

262.1 Mr Jesson referred to the tree clearance at 133 High Street, and in view of the administrative errors made by MSDC, urged the Council to make appropriate representations. Both the Chairman and the Deputy Clerk indicated that the matter was in hand, and the Vice-Chairman informed the meeting that she had just received an emailed response from the Head of Economic Promotion and Planning at MSDC.

262.2 A member of the public expressed his concern and dissatisfaction regarding the Council's performance over its neighbourhood plan preparation and its handling of the Wates Planning application. The Chairman reminded the meeting that the application fell on land within the Rural Parish Council, and that it would be that Council, which should properly lead on the matter.

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263. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 18 DECEMBER 2012

263.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 18 December 2012. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

264.1 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.

264.2 12/04091/TREE – TOWNLANDS, 143 HIGH STREET
HORNBEAM (REAR GARDEN) – FELL

AGREED RESPONSE: “No objections”

As stated on the Agenda, this response had been dealt with under delegated powers.

264.3 12/04150/COU – MACWALDER HOUSE, LEWES ROAD
PROPOSED USE OF SUI GENERIS CAR SHOWROOM TO RETAIL USE WITH ANCILLARY AREA (HOSPICE CHARITY RETAILS OUTLET).

AGREED RESPONSE: “The Council makes no comment on this application.”

264.4 12/04150FUL – DOMUS, 40 MEADOW LANE
PROPOSED DETACHED GARAGE AND NEW VEHICULAR ACCESS.

Mr Jesson asked the Committee to note that the proposal would be pretty prominent.

AGREED RESPONSE: “The Council has no objections.”

264.5 12/04208/FUL – 61 DENMANS LANE
RE-MODELLING OF EXISTING BUNGALOW TO FORM HOUSE AND NEW DETACHED GARAGE AND FORMATION OF NEW THROUGH DRIVEWAY.

Mr Jesson broadly agreed with the Council’s comments. The response needed to be amended to make reference to specific Planning policies.

AGREED RESPONSE: “The Council considers that the proposed application will be an over development of the bungalow resulting in substantial bulk and will therefore dwarf the adjacent bungalow, which is currently semi-detached by virtue of the garage arrangement. Whilst the adjacent house (believed to be no.59) is a two story house, there is a large hedge and tree screen on the common boundary. In our view the application compromises policy H9 of the Local Plan, and also policy B1. Please note that this response is unaffected by the second application; (same reference number – Amended and accurate Location and Block Plan received 03/01/13)”

264.6 12/04229/FUL – 63 DENMANS LANE
ROOF CONVERSION TO EXISTING BUNGALOW TO FORM NEW BEDROOMS AND ASSOCIATED ANCILLARY SPACE. CHANGES TO FENESTRATION AND ERECTION OF NEW PORCH CANOPY.

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Mr Jesson expressed similar concerns as with No. 61 Denmans Lane. The applicant spoke in favour of the application, and said that he had tried to draw up the proposal in sympathy with the surroundings. A number of Councillors felt that the proposal was not too intrusive, and could not therefore support the recommended comments.

A vote by show of hands was taken, and 3 Councillors were in favour and 3 against the recommended response. In accordance with Standing Orders therefore, the Vice Chairman exercised a casting vote in favour of the recommended response.

AGREED RESPONSE: "Whilst not having an issue with the use of the roof space, the Council is concerned with the design and size of the proposed dormer, which we consider will create a large bulk, and will not be sympathetic to the street scene, when viewed from Hickman's Lane, approaching from the traffic lights."

[During the consideration of this item, the Chairman left the room and the Vice-Chairman took the Chair.]

- 264.7 12/04268/FUL – PONDCROFT BARN, PONDCROFT ROAD
CONVERSION OF EXISTING GARAGE INTO A STUDY (THE GARAGE IS WITHIN THE MAIN BUILDING). REPLACEMENT OF THE GARAGE DOOR ON THE NORTH EAST FAÇADE OF THE MAIN BUILDING WITH A WALL AND WINDOW TO MATCH EXISTING. A NEW FRONT DOOR ON THE NORTH EAST FAÇADE TO BE IN KEEPING WITH THE EXISTING CHARACTER.

AGREED RESPONSE: "The Council has no objections."

- 264.8 12/04267/TCA – DIXS, BLACK HILL
STRAWBERRY TREE - FELL

AGREED RESPONSE: "The Council has no objections."

(As a general comment in respect of the applications for both 61 and 63 Denman's Lane above (and although probably not a material consideration), the Committee noted and expressed concern that, if approved, the Parish will be losing two further small retirement homes, which are much needed in the area.)

265. 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

- 265.1 The Deputy Clerk had nothing to report on this occasion. In regard to the Conservation Area, the Chairman raised the issue of the green box in the High Street (electric supply), and the picket fencing issue. The Deputy Clerk reported that these matters were in hand, and that he would continue to pursue them with the appropriate officers at MSDC.

266. NEIGHBOURHOOD PLANNING

- 266.1 The Chairman updated the Committee on progress, and referred to the next meeting of the Steering Group on 24th January 2013 at Scaynes Hill Village Millennium Centre. He reminded the Committee that these meetings were now open to anyone to attend. He briefly went through the Agenda for the meeting.

The Chairman invited a member of the public to address the Committee at this point. The member of the public expressed his dissatisfaction in the strongest possible terms at the way in which he thought the public session at the start of the meeting had been handled. He also took the Committee to task regarding the meeting some Councillors had attended with representatives of Wates (at Wates's invitation) regarding their planning application at Gravelye Lane/Lyoth Lane. He expressed concern at the way in which the Council's input to the housing figures for MSDC's draft District Plan had been handled, particularly in terms of openness and transparency.

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267. OTHER PLANNING OR TRAFFIC ISSUES

- 267.1 The two planning applications referred to on the Agenda were noted. The Chairman indicated that as regards the various Wates's planning applications, Lindfield Rural Parish Council wanted to enlist the support of Lindfield Parish Council regarding the preparation of a response to MSDC. It was agreed that a planning consultant should be appointed to consider all the applications on behalf of both Councils, and that thereafter, it would be appropriate for LRPC to arrange a public meeting. It was noted that the matter would be on the Agenda for the full Council meeting on 17th January, as the timing would then enable the process for dealing with the main planning application to be considered and confirmed at that meeting.

268. ANY OTHER BUSINESS

- 268.1 The Chairman drew the Committee's attention to a couple of emails he had received regarding training on Planning Policy and Neighbourhood Planning. These fell on two Saturdays in February and March, and as he would be unable to attend, he encouraged Members to look into the details and attend in his place, if at all possible.

The meeting concluded at 8.50 p.m.