

LINDFIELD PARISH COUNCIL

Minutes of the meeting of the **Planning and Traffic Committee** held on **22 May 2012** at the King Edward Hall, Lindfield.

The meeting commenced at 8.00pm.

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

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

In Attendance: Mr P Hemsley

Absent: Mrs J Chatfield

163. WELCOME AND EMERGENCY ANNOUNCEMENTS

Cllr Upton took the chair as Vice Chairman of Council. She welcomed those present and announced the emergency procedure for the King Edward Hall.

164. ELECTION OF CHAIRMAN

164.1 The Chairman invited Members to nominate a Chairman for the Planning & Traffic Committee to serve until 2013. Cllr Snowling nominated Cllr Gomme. As there were no other nominations and he was agreeable to serving, Cllr Gomme was duly elected, unanimously.

165. ELECTION OF VICE CHAIRMAN

165.1 Cllr Gomme assumed the Chair and invited Members to nominate a Vice Chairman to serve until 2013. Cllr Snowling nominated Cllr Hersey. As there were no other nominations and she was agreeable to serving, Cllr Hersey was duly elected, unanimously.

166. APOLOGIES FOR ABSENCE

166.1 Apologies were received from Councillors Amor and Blunden and the reasons accepted.

167. DECLARATIONS OF INTEREST

167.1 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.

167.2 Cllr Hersey said that, as her daughter was a teacher at the Blackthorns County Primary School, she would leave the meeting during discussion of Item 7, WSCC Planning Application 026/12/LF relating to accommodation at the school.

167.3 Cllr Snowling stated that, as he was a neighbour of two residents making planning applications in Pondcroft Road, he would declare a personal interest and not speak or vote on Item 6 vii), 12/01079/FUL at 2 Pine Cottages, Pondcroft Road, and Item 6 x), 12/01435/FUL at 1 Pondcroft Cottages, Pondcroft Road.

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168. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 1 MAY 2012

168.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 1 May 2012. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

169.1 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.

169.2 12/01160/FUL – 24 BECKWORTH LANE
ERECTION OF A SINGLE STOREY FRONT EXTENSION.

The applicant, Mr Chris Jones, was present.

AGREED RESPONSE: "We note matching materials will be used and there are a number of nearby properties where similar extensions have been made without adversely affecting the street scene. We see no objection to this application."

169.3 12/00253/FUL – WEALDEN HOUSE, ROUNDWOOD LANE
A TWO STOREY EXTENSION AND ALTERATIONS TO PROVIDE ADDITIONAL ACCOMMODATION.
CORRECTED PLANS RECEIVED 03.03.12.

AGREED RESPONSE: "No objection."

169.4 12/01124/FUL – THE CO-OPERATIVE FOOD, 35 - 37 HIGH STREET
PROPOSED INSTALLATION OF 24 HOUR ATM CASH MACHINE INTO EXISTING ELEVATION.

Mr John Jesson, Lindfield Preservation Society (LPS), said that he had no objection to the facility as advertised. However, he noted there was no protection for the ATM against ram raiding. The facility was good for the community but should have bollards erected in front of it. If this were undertaken, the question would then arise as to their suitability for the location in the Conservation Area, where any such feature should be sympathetic to the setting.

Cllr Snowling said that this had been of real concern to some Members. It was an interesting point as it would be difficult to impose such a Condition on the applicant. Moreover, WSCC permission would be required for bollards on the footway. He felt it was not the function of the PC to provide such measures.

The Chairman suggested the response should include reference to the PC's concerns and should be copied to WSCC Cllr Mrs Field. All agreed.

AGREED RESPONSE: "No objection. However, we have genuine concerns that the facility could be attractive to ram raiders and accordingly we invite the West Sussex County Council to consider installing bollards on the footway outside the store, which lies within the Conservation Area."

169.5 12/01303/TREE – 18 FINCHES GARDENS
OAK – REDUCE CANOPY BY 2 METRES AND THIN CROWN BY 10%.

AGREED RESPONSE: "No objection."

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- 169.6 12/01392/LDC – 119 THE WELKIN
CONVERSION OF EXISTING LOFT SPACE TO FORM ADDITIONAL BEDROOM. THIS IS AN APPLICATION TO ESTABLISH WHETHER THE DEVELOPMENT IS LAWFUL: THIS WILL BE A LEGAL DECISION WHERE THE PLANNING MERITS OF THE PROPOSED USE CANNOT BE TAKEN INTO ACCOUNT.

AGREED RESPONSE: “As this is a request for a certificate of lawfulness for the proposed development, there are no legal, valid objections as far as we are aware.”

- 169.7 11/04038/FUL – 22A PELHAM ROAD
PROPOSAL TO TURN FRONT GARDEN INTO A DRIVEWAY.

Mr Jesson said that he had written to the DC Case Officer, Mr Matthew Redman, with concerns about the lack of drawings. The Deputy Clerk confirmed that he had also had exchanges of correspondence with Mr Redman with similar concerns. Disquiet had also been raised by an immediate neighbour about the impact on access covers to utilities.

Clr Hersey said that she had concerns that the surface should be permeable as the application listed materials as ‘bricks, cement and block paving’.

The Chairman said that he believed a retaining wall would be needed but added that the Committee could not object in principle as neighbouring properties had undertaken similar work; however, Members would have preferred to have seen better plans and would welcome Conditions relating to materials and a retaining wall.

AGREED RESPONSE: “Without a set of drawings detailing the extent of the works, we are unable to form a view on this application, although we note that a similar approach has been taken to resolving the parking issue in Pelham Road by a close neighbour.”

- 169.8 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.
AMENDED PLAN RECEIVED 20.04.12 CLEARLY SHOWING LOCATION OF TREES.

AGREED RESPONSE: “No objection.”

- 169.9 12/01079/FUL – 2 PINE COTTAGES, POND CROFT ROAD
REMOVE EXISTING CONCRETE WALKWAY ALONGSIDE POND AND REPLACE WITH A BRICK PAVED SURFACE. DIG OUT A PART OF THE FRONT GARDEN TO EXTEND THIS WALKWAY TO CREATE A SMALL SEATING AREA WHICH WILL BE BORDERED BY A NEW RETAINING WALL WITH PILLARS.

AGREED RESPONSE: “No objection.”

- 169.10 12/01237/FUL – 67 BARN CROFT DRIVE
CONSERVATORY TO REAR.

AGREED RESPONSE: “No objection.”

- 169.11 12/01357/FUL – 12 HICKMANS LANE
PROPOSED SINGLE STOREY REAR EXTENSION AND BRICK BUILT CHIMNEY.

AGREED RESPONSE: “No objection.”

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169.12 12/01435/FUL – 1 POND CROFT COTTAGES, POND CROFT ROAD
REPLACE THE EXISTING MIXTURE OF PAVING SLAB AND CONCRETE ACCESS AND HARD
STANDING, WITH FRESHFIELD LANE PAVIORS.

AGREED RESPONSE: "No objection."

169.13 12/01506/FUL – 36B APPLIEDORE GARDENS
DROP KERB AND REMOVE LOW WALL TO CREATE BLOCK PAVED HARDSTANDING FOR
PARKING.

AGREED RESPONSE: "No objection."

170. Cllr Hersey left the room.

171. TO CONSIDER PLANNING APPLICATION WSCC/026/12/LF

171.1 Members discussed the WSCC/026/12/LF application for provision of one single temporary classroom and conservatory to provide teaching space for Year R children for 5 years at Blackthorns County Primary School. Although the additional numbers of children attending the school would inevitably increase the number of cars coming and going, the Committee did not consider that that was a reason to object.

AGREED RESPONSE: "No objection."

172. 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

172.1 Cllr Hersey returned to the room.

172.2 The Deputy Clerk reported the following matters relating to DC planning applications:

- Re 12/00742/FUL: 'Removal of glazed panels. Installation of pressed metal acoustic louvres finished silver RAL 9006', at the BT Exchange, Alma Road. At their meeting on 10 April 2012, the Committee had raised concerns about the use of silver for the louvres and in their response had suggested they be brown. The application had been **GRANTED** by the DC on 24 April 2012 with three Conditions, one of which indicated that the louvres would indeed be brown.
- Re 12/01172/TREE: 'Sycamore (T17) – reduce overall crown by 3 metres and reshape' at Marlow House, 107 High Street. The PC had had no objection to the work when examining the application on 1 May 2012; however, the application had been **REFUSED** by the DC on 16 May 2012 because 'The proposed works would detract from the visual amenity provided by the tree ... contrary to Policy B7 of the Local Plan'. Ironically, permission had been given on 7 June 2011 (11/01289/TREE) for very similar work but it had not been undertaken.
- Re 12/01259/TREE: 'Cypress (T11 of CU2/TPO/73) – Fell tree to ground level' at Tinkers, 133 High Street. On 1 May 2012 the PC had had no objection to the proposal and the DC gave **CONSENT** to the works on 17 May 2012 with two Conditions: first, that the work be undertaken within two years; and, second, that a 'replacement tree of a species and maturity and in position approved by the Local Planning Authority and under its supervision' be planted. Such Conditions had not previously been given for tree approvals recently, as far as the Deputy Clerk was aware.

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173. 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

173.1 The Deputy Clerk said that on 18 May 2012 he had written to the Case Officer, Mr Steve Ashdown, with a list of matters outstanding on the development. Mr Ashdown had indicated he would respond to these points within 10 working days and hence the Deputy Clerk believed he could report back to the Committee on these matters at the P&TC to be held on 14 June 2012.

174. ANY OTHER BUSINESS

174.1 There was no other business.

The meeting concluded at 8.29pm.