

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 9 JANUARY 2018** in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

Present:

Parish Councillors: Mr. S. Hodgson (Chairman)
Mr. C. Snowling (Vice Chairman)
Mrs M. Hersey
Mr. R. Plass
Mrs. S. Richmond
Mrs V. Upton

Also present: Two members of the Lindfield Preservation Society (LPS)
Four Members of the public (who left after the conclusion of items 402.1 ii and iii).

In attendance: Mr D Parsons (Deputy Parish Clerk)

Not present: Mr. W Blunden
Mr. M. Damsell

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

408 APOLOGIES FOR ABSENCE.

408.1 Apologies for absence were received from Councillors Blunden and Damsell and the reasons accepted.

409 DECLARATIONS OF INTEREST.

409.1 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 Planning Committee A, the District wide Planning Committee, or at any meeting which subsequently considered any matter discussed at the present meeting, having seen officers' reports and heard representations from members of the public and fellow Members.

410 QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC.

410.1 None

411 MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 21 NOVEMBER 2017.

411.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 12 December 2017. It was **AGREED** to **APPROVE** the Minutes, and the Chairman **SIGNED** the Minutes as a true record of that meeting.

412 PLANNING APPLICATIONS AND OTHER MATTERS REFERRED TO THE PARISH COUNCIL BY MID SUSSEX DISTRICT COUNCIL (MSDC) FOR CONSIDERATION.

412.1 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.

- i. DM/17/4757 – CROWHURST, 23 HIGH STREET
PART SINGLE AND PART TWO STOREY REAR EXTENSION WITH ALTERATIONS TO FENESTRATION.

LINDFIELD PARISH COUNCIL

Lindfield Preservation Society noted the low profile of the property at present and that the boundary line is "very peculiar". Further, that the neighbour will be looking directly at the extension with the roofline angle reducing from ~30° to ~10-15°.

AGREED RESPONSE: Lindfield Parish Council has no objections to the construction itself however, has a concern that the upper storey will result in loss of light to the neighbouring property North East of the proposal and is therefore unneighbourly.

- ii. DM/17/4865 – ORCHARD HOUSE, ROUNDWOOD LANE
DEMOLITION OF EXISTING DETACHED GARAGE AND LINKING PASSAGEWAY, RE MODELLING AND CONSTRUCTION OF TWO-STOREY SIDE EXTENSION TOGETHER WITH ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS

Lindfield Preservation Society stated that the East elevation facing the neighbouring property 'Swallows' was large and bland, being 'architectural' in design. The Agent for the Applicant advised that the eastern elevation was designed to protect 'Swallows' by not introducing new windows. The Applicant added that inspiration for the design included other properties in Roundwood Lane; 'Greenwoods' in respect of the approach to cladding and render, with similar modern treatment noted at Corner Cottage and the property in the plot at the rear of Corner Cottage. The Applicant also stated that the MSDC Planning Officer had advised that there is no specific / Sussex style throughout Roundwood Lane.

AGREED RESPONSE: Lindfield Parish Council considers that the proposed development is overbearing and creates a loss of light to the neighbour immediately East of the property. The design also radically changes the frontage of the property which will impact on the established street scene in an Area of Townscape Character.

- iii. DM/17/4893 – CLOUGHS DELI, 27 SUNTE AVENUE
PROPOSED FIRST FLOOR SIDE EXTENSION OVER EXISTING GROUND FLOOR WITH ROOF ALTERATIONS FORMING SECOND FLOOR CREATING AN ADDITIONAL FLAT.

Lindfield Preservation Society stated that they commend the scheme. The owners of No. 25 Sunte Avenue, located immediately behind the proposed development, advised that access to their property ran alongside the subject property. Having lived there for 14 years they were very concerned at the proposal and specifically; (i) impact of light entering their property on the North side, estimating that this would block c30/40% of the light currently available to their ground floor room, (ii) that the proposed entrance, windows and 'Juliet' balcony would look directly into their property's 1st floor bedrooms, (iii) that Sunte Avenue already suffers from parking issues and this additional property would likely add to parking difficulties, and (iv) access to their property is often obstructed by bins, cages and similar from Clough's, with the new property potentially adding to such. Councillors reviewed the detailed plans and noted that the detail of the impact on the neighbouring property doesn't show on these. Consequently, Councillor Snowling stated that whilst the plans look OK, the comments provided by the owners of No. 25 changes that view and he would be reluctant to support the proposal. Councillor's agreed that the impact of the proposed development was unneighbourly.

AGREED RESPONSE: Lindfield Parish Council has significant concerns that the proposed works will materially impact on No. 25 Sunte Avenue, located immediately behind the site, in terms of light and creating direct views into existing windows from additional windows included in the proposal. The Council also notes that there is no additional parking provision contained in the proposal, which is located on a road which already experiences significant parking pressures.

- iv. DM/17/4903 – 5 BACKWOODS CLOSE
T1 OAK - REDUCTION OF 2 - 2.5 METRES

Lindfield Parish Council had no objections however Councillors were advised by the Deputy Parish Clerk that MSDC issued its Decision Notice on 4 January 2018 and therefore did not review this matter further.

- v. DM/17/4837 36 SAVILL ROAD

LINDFIELD PARISH COUNCIL

NEW SINGLE STOREY REAR EXTENSION

Lindfield Preservation Society stated that they had no objections to this application.

AGREED RESPONSE: Lindfield Parish Council has no objections.

- vi. DM/17/4945 CROWHURST, 23 HIGH STREET
CONSTRUCTION OF A DOUBLE GARAGE AT THE END OF THE REAR GARDEN

Lindfield Preservation Society stated that the plans were unsatisfactory as they did not clearly show the NESW orientation of the proposed garage. The Committee noted that the driveway has been in use for many years without problems.

AGREED RESPONSE: Lindfield Parish Council has no objections.

- vii. DM/17/4964 40 FINCHES PARK ROAD
PROPOSED SINGLE STOREY FRONT EXTENSION TO FORM ENLARGED ENTRANCE HALL AND LOUNGE BAY EXTENSION. REPLACEMENT OF EXISTING PVC WALL CLADDING WITH VERTICAL TILE HANGING ON FRONT ELEVATION.

AGREED RESPONSE: Lindfield Parish Council has no objections however was unable to ascertain the colour of the proposed cladding from the plans provided and considers that this should be a reserved matter.

- viii. DM/17/4987 27 SAVILL ROAD
PROPOSED TWO STOREY AND SINGLE STOREY FRONT EXTENSIONS, TWO STOREY REAR EXTENSION TOGETHER WITH AMENDED ROOF LINE OF EXISTING REAR EXTENSION.

AGREED RESPONSE: Lindfield Parish Council has no objections.

- ix. DM/17/4822 – PEAR TREE HOUSE, 30 HIGH STREET
PROVIDE REPLACEMENT / GLAZED DOORS AT FIRST FLOOR LEVEL AND REMOVAL OF REAR ELEVATION GROUND FLOOR WINDOWS/ PROVISION OF LARGER WINDOWS, TOGETHER WITH PARTIAL REMOVAL OF A GROUND FLOOR INTERNAL WALL

AGREED RESPONSE: Lindfield Parish Council has no objections subject to materials matching existing

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

413.1 The Deputy Parish Clerk advised Committee of three decisions made by MSDC:-

- i. DM/17/3621 LINDFIELD MOTORS, LEWES ROAD
On 18 Dec 2017 MSDC Refused the application to change the proposed external wall finish from brick work to aluminium composite panel.
- ii. DM/17/3625 20 HIGH STREET, LINDFIELD
On 19 Dec 2017 MSDC Granted the application for Change of Use and replacement window and door, which included the requirement that external materials used are as specified.
- iii. DM/17/4431 Land opposite 1 Grahams Cottages, Spring Lane
On 28 Dec 2017 MSDC Refused permission for conversion of the existing garage to a self-contained flat.

414 TO CONSIDER DEVELOPMENTS (IF ANY) IN RESPECT OF LINDFIELD PARISH COUNCIL'S TRAFFIC STUDY CONSULTATION PLANNED FOR SATURDAY 13TH JANUARY 2018.

LINDFIELD PARISH COUNCIL

414.1 The Chairman noted the materials supplied to Councillors in preparation for the consultation due later in the week.

415 BUDGETARY MATTERS. PLANNING & TRAFFIC COMMITTEE BUDGET PROGRESS 2017/18: TO REVIEW PAYMENTS MADE TO 30TH DECEMBER 2017

415.1 The Deputy Clerk advised that there were no changes since the end of November 2017.

416 ANY OTHER BUSINESS.

416.1 The Chairman advised that he would be standing down in view of work pressures which meant that he had been unable to attend many meetings and that this was unlikely to change in the foreseeable future. He noted that he had served the Council since April 2011. Councillor Snowling stated that LPC would miss him but congratulated him on his continued professional success and offered him best wishes for the future. All Councillors joined in thanking Councillor Hodgson and offering him best wishes for the future.

The meeting concluded at **20.38**.