

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 01 SEPTEMBER 2015** in the King Edward Hall, Lindfield.

The meeting commenced at **8.00 p.m.**

Present:

Parish Councillors: Mr. A. Gomme (Chairman)
Mr. W. Blunden
Mrs. J. Durrant
Mrs. E. Hinze
Mr. R. Plass
Mr. S. Shortland
Mr. C. Snowling
Mrs. V. Upton

Also present: Mr. J. Jesson, Lindfield Preservation Society (LPS)
2 members of the public

In attendance: Mrs. C. Irwin (Parish Clerk)

Absent: Councillor Mrs M. Hersey, and Mr. S Hodgson (Vice Chairman)

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

041. APOLOGIES FOR ABSENCE.

041.1 Apologies for absence were received from Councillors Hersey and Hodgson, and the reasons were accepted.

042. DECLARATIONS OF INTEREST.

042.1 Councillor Shortland declared a personal interest in respect of planning applications DM/15/3077 (Heathers, Brushes Lane) and DM/15/3138 (1 The Wilderness) as both properties were visible from his house opposite.

042.2 Councillor Hinze declared a personal interest in respect of planning application DM/15/3316 (Graham Cottages, Spring Lane) as she was acquainted with the applicant.

043. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 11 AUGUST 2015.

043.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 11 August 2015. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

044.1 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** to alter the order of the Agenda for the benefit of those persons present with an interest in a particular application

044.2 DM/15/3316 – 1 GRAHAMS COTTAGES, SPRING LANE
VARIATION OF CONDITION 3 OF PLANNING PERMISSION 10/01522/FUL - TO ALLOW ANCILLARY USE OF THE GARAGE AS STUDY/HOME OFFICE/STORAGE/OTHER DOMESTIC USAGE.

Councillor Hinze, having declared a personal interest in this item, as recorded in Minute 042.2 above, remained present but did not take part in the discussion. Councillor Snowling stated that when he and Councillor Hinze had studied the plans and drawn up their comments, Councillor Hinze had been unaware of this interest.

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Mr Jesson expressed the view of the Lindfield Preservation Society that, whilst the applicant had argued that the property would still benefit from adequate parking spaces, he had offered no argument that the amenities would be safeguarded by the proposed change of use. Also, the building as it stood was unsuitable for the proposed use without alterations, particularly the addition of windows, and those aspects should be considered.

The applicant, Mr. Kirkham, stated that his property benefited from four parking spaces as compared with two for the other cottages. The reason for his application for change of use was to provide space for him to work from home; it was not to be a commercial garage. In building the garage, he had tried to make it sympathetic to the area. The proposed change of use would have a negligible impact on the neighbourhood and there had been no objections from neighbours. Light could be provided by means of Velux windows for which planning permission was not in fact required.

During discussion, whilst there was sympathy with the applicant's reasons for the proposal, it was recognised that MSDC would have had a reason for adding Condition 3 to the approval in 2010 and this had not been appealed at the time. It was also considered that in the absence of a full application giving details of the changes that would be needed it was difficult to comment on the application for change of use without knowing what it might lead to. Mr. Kirkham was advised to discuss this with the Planning Officers.

AGREED RESPONSE: "We are not aware that there have been any changes in Spring Lane to justify the removal of Condition 3. Lindfield Parish Council cannot therefore support this application.

- 044.3 DM/15/2926 – THE HOLMAN BUILDING TO THE REAR OF COBBLERS COTTAGE, 115 HIGH STREET
CHANGE OF USE OF THE "HOLMAN BUILDING" FROM COMMERCIAL TO RESIDENTIAL USE, TO BECOME ANCILLARY TO THE MAIN HOUSE (COBBLERS COTTAGE, 115 HIGH STREET).

Mr. Jesson stated that LPS had reservations about this change of use because, as with the previous application for Spring Lane, there was no information about any physical changes to the building, in particular how light would be admitted to the roof. Also, there should be regard for the fact that this property was in close proximity to a listed medieval building (Cobblers Cottage)

Members agreed that the application could not be supported without a full application, showing the details of resultant physical changes to the building, being submitted for consideration.

AGREED RESPONSE: "In the absence of a detailed application providing information about any physical changes to be made to this building situated at the rear of a medieval listed building, Lindfield Parish Council is unable to support the application for change of use."

- 044.4 DM/15/3021 – WEST VIEW HOUSE, WEST VIEW
SMALL MAGNOLIA TREE - REDUCE AND RESHAPE CROWN BY REMOVING UP TO 1.5 METRES OF GROWTH FROM THE OUTMOST POINTS OF CANOPY.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application.

- 044.5 DM/15/3077 – HEATHERS, BRUSHES LANE
SINGLE STOREY REAR EXTENSION.

Councillor Shortland, having declared a personal interest, recorded in Minute 042.1 above, remained present but did not take part in the discussion or the decision.

AGREED RESPONSE: " Lindfield Parish Council has no objections to this application, provided that matching materials and finishes are used.

- 044.6 DM/15/3089 – 1 ALMA ROAD
HAZEL – FELL DUE TO POOR CONDITION.

Mr. Jesson expressed support for this application as the felling of this tree was considered to be long overdue.

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AGREED RESPONSE: “ Lindfield Parish Council has no objections to this application.

- 044.7 DM/15/3138 – 1 THE WILDERNESS
FRONT GARDEN YEWE - OVERALL REDUCTION OF 3M. COPPER BEECH - REMOVAL OF CROSS-OVER LIMB OVERHANGING THE ROAD. BACK GARDEN OAK - CROWN REDUCTION OF 2.5M. LIMES X2 - CROWN REDUCTION OF 3M.

Councillor Shortland, having declared a personal interest, recorded in Minute 042.1 above, remained present but did not take part in the discussion or the decision.

AGREED RESPONSE: “Lindfield Parish Council has no objections to this application.

- 044.8 DM/15/3164 – 2 LINDEN GROVE
MAGNOLIA SOULANGEANA - OVERALL CROWN REDUCTION OF 2 METRES BACK TO SUITABLE GROWTH POINTS.

Mr. Jesson expressed some concern that this tree was in competition with a newly repositioned streetlight and that the surgery may have been prompted by the street lighting contractors. He felt that this tree needed to be monitored in the future.

AGREED RESPONSE: “Lindfield Parish Council has no objections to this application.

- 044.9 DM/15/3185 – 233 THE WELKIN
REDUCE THE OAK IN CLOSE PROXIMITY TO THE REAR GARDEN ON EAST/NORTH EAST SIDE BY 2 TO 2.5 METRES. REMOVE LOWEST LIMBS OVERHANGING THE FOOTPATH BACK TO GROWTH WHICH IS APPROXIMATELY 2 METRES FROM THE TRUNK.

Mr. Jesson spoke in support of this application which LPS considered to be proportionate.

AGREED RESPONSE: “Lindfield Parish Council has no objections to this application.

- 045. 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.**

- 045.1 DM/15/2385 - 75A High Street. **NOTED:** that MSDC had refused listed building consent for this application for the retention and continued use of replacement glass panels and metal posts serving raised decking.

- 046. COMMUNITY INFRASTRUCTURE LEVY – DRAFT CHARGING SCHEDULE.**

- 046.1 **NOTED:** at the meeting of Full Council on 16 July a letter from MSDC advising of this forthcoming consultation had been noted and it had been **AGREED** to offer no comment. However the Chairman of the Planning and Traffic Committee had now read the document and was concerned that the proposed levy did not appear to be high enough, being only 78.5% of the forecasted shortfall and based on the assumption that all possible SHLAA sites would be developed. In accordance with Standing Orders, if the Committee wished to make comments on the document a recommendation from the Committee would have to be submitted to Full Council.

It was therefore **AGREED** to **RECOMMEND** to Full Council that, further to Full Council Minute 49.1, the decision not to comment on the Community Infrastructure Levy Draft Charging Schedule should be reversed and that comments should be submitted to MSDC expressing concerns regarding the low CIL rate being proposed.

- 047. ANY OTHER BUSINESS.**

- 047.1 No other items of business were raised.

The Meeting concluded at 8.22 p.m.