

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **MONDAY 4 NOVEMBER 2013** in the King Edward Hall, Lindfield.

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

Present: Parish Councillors: Mr A. Gomme (Chairman)
Mrs M. Hersey (Vice-Chairman)
Mr S. Hodgson
Mr M. Amor
Mr R. Plass
Mr W. Blunden
Mr C. Snowling
Mrs V. Upton

Also present: Councillor C Hersey (MSDC) and 10 members of the public.

In attendance: Mr I. McLean (Deputy Clerk).

Absent: Councillor Mrs J. Chatfield.

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

378. APOLOGIES FOR ABSENCE.

378.1 Apologies for absence were received from Councillor Chatfield, and the reason was accepted.

379. DECLARATIONS OF INTEREST

379.1 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 B, 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. In respect of item 5(ix) on the Agenda, Councillor Hersey also declared a personal interest, as the applicant was her son.

380. QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC.

381.1 There were no questions or comments from the members of the public present.

381. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 15 OCTOBER 2013.

381.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 15 October 2013. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

382.1 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.

382.2 13/03325/FUL – 9 BACKWOODS CLOSE
PROPOSED 2 STOREY REAR EXTENSION.

AGREED RESPONSE: "There are no objections to this application.

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382.3 13/03393/FUL – 96 HIGH STREET (PAOLINO)
NEW ORANGERY TO FRONT OF RESTAURANT.

AGREED RESPONSE: “Lindfield Parish Council feels that the proposed Orangery will enhance the existing building, and so there are no objections to this application.”

382.4 13/03374/TREE – THE GARDEN COTTAGE, HIGH STREET
SILVER BIRCH (T1) – CUT BACK AS IT IS TOUCHING THE HOUSE.

AGREED RESPONSE: There are no objections to this application, but Lindfield Parish Council is of the view that the work needs to be carried out sensitively and carefully, so as not to spoil the shape of the tree.”

382.5 13/03401/FUL – 9 BECKWORTH CLOSE
CONVERSION OF EXISTING ATTACHED GARAGE TO HABITABLE ACCOMMODATION
(INCREASE IN HEIGHT OF EXISTING GARAGE ROOF).

AGREED RESPONSE: “There are no objections to this application.”

382.6 13/03428/TREE – 18 DUKES ROAD
T1 – SYCAMORE CROWN LIFT TO 4M AND SIDE CUT BY 2M.

AGREED RESPONSE: “There are no objections to this application.”

382.7 13/03468/FUL – ASHLEA, LEWES ROAD
INSTALL DROPPED KERB TO THE FRONT OF THE PROPERTY AND CONVERT PORTION OF
FRONT GARDEN TO A DRIVEWAY TO CREATE OFF STREET PARKING.

AGREED RESPONSE: “It is not clear from the application how much of the garden will be converted to driveway. The Council is concerned that removal of the walls, hedges and grass will adversely affect the street scene, and so it is difficult to judge the application.”

[Note: However, it should be noted that since these comments were agreed, the applicant has clarified a number of the concerns, and the Parish Council has advised that these points should also be drawn to the attention of the case officer at Mid Sussex District Council in coming to a decision.]

382.8 13/03480/LDC – 1 DUKES ROAD
PROPOSED SINGLE STOREY SIDE EXTENSION TO EXISTING DWELLING. 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 Lawful Development Certificate for the development, there are no reasons for legal, valid objections as far as the Council is aware”.

382.9 13/03389/FUL – LINCOLN LODGE, ROUNDWOOD LANE
FIRST FLOOR EXTENSION AND FREESTANDING GARAGE.

AGREED RESPONSE: “There are no objections to this application.”

382.10 13/03509/FUL – CORNER COTTAGE, ROUNDWOOD LANE
ERECTION OF NEW 5 BED DWELLING.

The applicant outlined the measures that had been taken to address the previous concerns both of the Parish Council, and MSDC. It was noted that the Urban Design officer now supports the proposal. The

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applicant had endeavoured to provide more traditional materials and details. Councillors Blunden and Plass reiterated their comments on the application, and the Chairman asked for support by way of a show of hands. On a vote being taken it was agreed by 5 votes in favour and 1 against that the response should be as appears below.

AGREED RESPONSE: "Whilst the Council accepts that the applicant has taken a number of steps to lessen the impact of the development, nonetheless it feels that the comments which the Council made in response to the previous application, still stand, and that therefore this application cannot be supported."

[*Note: In accordance with her declaration of interest above, Councillor Hersey left the room for the duration of the discussion of this item.*]

382.11 13/03515/TREE – 11 DUKES ROAD
WILLOW – FELL.

One objector spoke against the application and referred to her letter of objection to MSDC, and an independent tree survey report that she had commissioned. Both documents had been circulated to Members. Councillor Snowling commented that if the proposal was that the tree should be replanted, then it needed to be of the same species.

AGREED RESPONSE: "There are no objections in principle to this application, but the Council suggests that a replanting condition is attached in order to provide for the same species of tree on the land, i.e. a willow tree."

382.12 13/03545/FUL – 22 HIGH STREET (WHITE HORSE INN)
REAR EXTENSION AT GROUND FLOOR TO FORM RESTAURANT AND KITCHEN FACILITIES, INCLUDING RELOCATED EXTRACT VENTILATION. FIRST FLOOR EXTENSION TO FORM ADDITIONAL RESIDENTIAL ACCOMMODATION, INCLUDING NEW DETACHED EXTERNAL ACCESS VIA METAL STEPS FROM EXISTING COURTYARD. REMOVAL AND LOWERING OF EXISTING FLAT ROOF TO BEDROOM AT FIRST FLOOR LEVEL AND REPLACEMENT WITH PITCHED ROOF. REMOVAL OF PRE CAST CONCRETE OUTBUILDING TO SOUTHERN BOUNDARY.

Councillor Plass commented that on the basis of the size increase in floor space some 70/80 covers would be provided for. It was noted, particularly by Councillor Hersey, that this could put a strain on car parking in nearby areas. Councillor Snowling noted that the same could be said for the King Edward Hall in terms of visitors and catering. It was observed that the applicant has tried to address the car parking issue. Councillor Plass said that the proposal had been well thought out, particularly as regards the ventilation and extractor systems, given that kitchen smells were always a concern. It was also agreed to refer to the concerns about disabled toilet facilities and the access arrangements.

AGREED RESPONSE: "The Council considers that the provision of car parking spaces in relation to the proposed size of the enlarged restaurant needs to be reviewed, in order to ensure that the pressure on parking in the nearby areas is not unduly strained. The Council also believes that there should be adequate provision for a disabled toilet, and for there to be clear means of disabled access. Overall however, the Council has no objection to this application".

383. 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.

383.1 The Deputy Clerk reported that the planning application for 1 The Wilderness for a ground floor extension with bedroom and first floor extension over western end along with widening of the entrance and internal works (ref: 13/02750/FUL) had been refused by MSDC on the grounds of size, bulk and design.

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383.2 It was also reported that the planning application for Dukes Barn Court, Newton Road for demolition of existing building and erection of two new buildings containing 7 houses and 4 flats including access, car parking, cycle storage, bin store, and landscaping has been referred to MSDC Planning Committee A on Thursday 7th November, with a recommendation for permission.

384. NEIGHBOURHOOD PLAN

384.1 The Chairman (also Chairman of the joint Steering Group) notified the Committee that the pre-submission draft Neighbourhood Development Plan had been published, and that copies were available to view on Lindfield Parish Council's website, or in the offices of Lindfield Parish Council and Lindfield Rural Parish Council respectively. A copy would also be in the Library and at MSDC offices. It was noted that the public consultation period runs from 1st November 2013 to 13th December 2013. He outlined the measures that have been taken to publicise the publication of the document, and referred in particular to the two "pop-in" sessions being held at the King Edward Hall on Tuesday 19th November between 7.00 p.m. and 9.00 p.m. and in the Scaynes Hill Millennium Centre on Saturday 23rd November 2013 between 10.00 a.m. and 12.00 p.m.

385. COMMITTEE'S BUDGET PROGRESS 2013/14 AND PROPOSED BUDGET FOR 2014/15.

385.1 For 2013/14 the Chairman outlined the budget position by reference to the papers that had been circulated to each Member. The level of expenditure against budget for the current financial year was noted, and this was showing that just under half of the year's budget on Neighbourhood Planning had been spent. However, the remainder will be due later in the year.

385.2 For 2014/15 it was noted that three budget heads were needed in order to fund the work of the Committee. These were (i) Neighbourhood Planning (continued), (ii) A contingency for professional fees in respect of the need to consider any future planning applications in the Parish, and (iii) An amount for a new comprehensive traffic survey in the Parish in order to inform future traffic calming, and other proposals. It was noted that the figure of £20,000 was being recommended by officers for the traffic survey. The matter was duly discussed by Members, and the budget agreed. Councillor Snowling commented that the figures were sensible and convincing, but that the monies would still have to be found.

*Accordingly it was **resolved** to recommend to the Finance and General Purposes Committee and to the Council, the budget provisions as set out in the paper, and to request a figure of £20,000 to cover the traffic survey.*

386. ANY OTHER BUSINESS.

386.1 No other items of business were raised.

The Meeting concluded at 8.50 p.m.