

LINDFIELD PARISH COUNCIL

Minutes of the meeting of the **Planning and Traffic Committee** held on **5 FEBRUARY 2013** at the King Edward Hall, Lindfield.

The meeting commenced at 8.00pm.

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

Also Present: Cllr. Mr. C. Hersey (MSDC) and Mr. J. Jesson (Lindfield Preservation Society [LPS]).

In Attendance: Mrs C. Irwin (Clerk)

Absent: Cllrs. Mrs. J. Chatfield and Mr. C. Snowling

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

269. APOLOGIES FOR ABSENCE

269.1 Apologies for absence were received from Councillors J. Chatfield and C. Snowling and the reasons were accepted.

270. DECLARATIONS OF INTEREST

270.1 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.

270.2 Councillor Hodgson declared a personal interest in item 4 (iv) (10 Portsmouth Wood Close) as he lived at a neighbouring property.

270.3 Councillor Upton declared a personal interest in item 4 (iii) as she lived at a neighbouring property.

271. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 15 JANUARY 2013.

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

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

272.1 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.

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- 272.2 12/03422/FUL – 104 HIGH STREET
REPLACEMENT DETACHED GARAGE, ALTERATION TO EXISTING ACCESS AND NEW OPEN SWIMMING POOL. (AMENDED, ACCURATE PLANS RECEIVED 03/01/13).

NOTED that the amended plans had been requested by the Planning Officer to correct inaccurate measurements stated in the plans.

AGREED RESPONSE: “We cannot see any significant changes and therefore our previous comments still stand:

‘No objections in principle, but the Council would wish to see the attachment of robust conditions relating to the materials to be used for the re-built wall and the design of the new gates. The Council also recommends a similar condition relating to the garage not being used as a separate dwelling concurrent with 104, High Street - as was applied to the previous approved application (11/0964/FUL). The Council would also urge planning officers to be sure that the visual impact of the development in terms of its surroundings (Listed Buildings) is properly appraised and understood’.

- 272.3 12/04208/FUL – 61 DENMANS LANE
RE-MODELLING OF EXISTING BUNGALOW TO FORM HOUSE AND NEW DETACHED GARAGE AND FORMATION OF NEW THROUGH DRIVEWAY. (AMENDED AND ACCURATE LOCATION AND BLOCK PLAN RECEIVED 03/01/13).

This application had been dealt with at the Planning & Traffic Committee meeting held on 15th January 2013 and was not discussed further at this meeting.

- 272.4 12/04359/FUL – 32 LUXFORD ROAD
ROOMS IN ROOF AND SINGLE STOREY REAR EXTENSION.

Councillor Upton, having declared a personal interest, did not take part during discussion of this item.

Mr. J. Jesson (LPS) commented on the inadequate specification for materials.

During discussion it was **NOTED** that there was an exchange of correspondence on MSDC’s website referring to the non-compliance of the rear dormers with Dormer Design Guidance due to their flat roofs. No change to the design had been made further to this correspondence. Members considered that as the roofline of this property was one of a matching pair, the proposal would create a mis-match, changing the whole street scene.

AGREED RESPONSE: “We object to this application on the grounds that the roof line would be out of character and at odds with the street scene, breaching policies B1 and H9 of the Mid Sussex Local Plan, which cannot be supported. However, we consider the ground floor extension to be acceptable. Should MSDC be minded to approve this application, we would request a condition requiring the use of matching materials”.

- 272.5 13/00035/TREE – 10 PORTSMOUTH WOOD CLOSE
2 BEECH – THIN 15% AND REMOVE 2 LOWER BRANCHES. OAK – REMOVE 4 LOWEST BRANCHES.

Councillor Hodgson, having declared a personal interest, did not take part during discussion of this item.

AGREED RESPONSE: “No objection”

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- 272.6 13/00054/FUL – 75 SUNTE AVENUE
DEMOLITION OF EXISTING LAUNDRY AND SUNROOM AND CONSTRUCTION OF A SINGLE STOREY KITCHEN EXTENSION.

AGREED RESPONSE: “No objection”

- 272.7 13/00157/FUL – 40 MEADOW LANE
TWO STOREY NORTH-EAST EXTENSION INCLUDING SINGLE STOREY EXTENSION TO FRONT AND REAR.

It was **NOTED** that a proposed new garage, which had been the subject of a previous application, was not shown on the plans accompanying the present application and therefore the information provided was incomplete. It was **AGREED** that this should be brought to the attention of the District Planner.

AGREED RESPONSE: “We are disappointed that the proposed new single storey garage is not shown on the block plan of this application – it is disturbing that the application for this garage was under consideration two months previously but is not reflected anywhere in the present application. We also feel that the proposed amendments are not sufficient to support this application. We feel it is imposing an unsympathetic intrusion into the locality to the detriment of the visual amenity. It therefore conflicts with policies B3 and H9 of the Mid Sussex Local Plan.

- 272.8 13/00184/FUL and 13/00190/LBC – 89 HIGH STREET
CONSTRUCTION OF NEW SINGLE STOREY STORE (AS PER PLANNING PERMISSION 07/02568/FUL) TO MATCH EXISTING AND ADDITIONAL GARDEN STORE.

Mr. J. Jesson (LPS) stated that he was in agreement with the proposed response and added that the permission granted for the alteration to the Coach House was acceptable but that the further extension now proposed was a step too far and would unbalance the appearance of the house to its detriment. Additionally, there was concern for a tree to the west of the proposed extension.

AGREED RESPONSE: “ We feel that we cannot support this application on the grounds that it will have a detrimental effect on the neighbouring properties, which are two important listed buildings. We feel that the bulk of the proposed extension would not be in keeping with the Conservation Area. We also have concerns for the tree in close proximity to the proposed extension, the canopy of which appears to overhang the proposed location of the garden store and which we consider would be at risk were this building to be constructed.

- 272.9 13/00211/TREE – 18 PORTSMOUTH WOOD CLOSE
HOLLY – REDUCE CROWN BY 1.5M.

AGREED RESPONSE: “No objection”

273. **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**

- 273.1 **NOTED:**

12/00563/FUL - 107 High Street. The appeal against refusal of this application for a new single storey two bedroom dwelling, to which the Parish Council had strongly objected, had been dismissed by the Planning Inspector. Members had been issued with a copy of the Inspector’s report.

12/04184/FUL – Domus, 40 Meadow Lane. The application for a detached garage and vehicular access, to which the Parish Council had raised no objections, had been approved by MSDC.

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12/04150/COU – Macwalder House, Lewes Road. MSDC had granted permission for the change of use of the former car showroom to retail (Hospice charity retail outlet).

274. APPEAL: LAND ADJACENT TO THE WITCH INN, SUNTE AVENUE

274.1 **NOTED:** that an appeal (AP/13/0003) had been made to the Secretary of State in respect of land adjacent to the Witch Inn, Sunte Avenue for the erection of 4 dwellings with additional landscaping and off-street car parking (representations to be received by the Planning Inspectorate no later than 4th March 2013). It was **AGREED** that the Parish Council should submit representations, on the basis of the comments previously made to MSDC, highlighting not only the flooding issue but also the inappropriate design which was out of character with the street scene. Councillor Hersey offered to liaise with the Deputy Clerk in drawing up the letter which was to be approved by the Committee's Chairman before submission.

275. EXTRAORDINARY MEETING OF THE PLANNING & TRAFFIC COMMITTEE TO BE HELD AT 8.00 P.M. ON TUESDAY, 12 FEBRUARY TO CONSIDER RESPONSE TO MSDC REGARDING PLANNING APPLICATION: (12/04316/FUL) LAND TO THE EAST OF GRAVELYE LANE AND NORTH OF LYOTH LANE, LINDFIELD; AND (12/04318/COU) LAND TO THE SOUTH OF SNOWDROP LANE, LINDFIELD; AND (12/04322/COU) LAND TO THE NORTH OF LYOTH LANE, LINDFIELD.

275.1 It was **NOTED** that, with the agreement of Full Council on 17 January, an extraordinary meeting of the Planning and Traffic Committee had been arranged for 12 February in order to receive a report from the Planning Consultant and to decide on a response to MSDC regarding the Wates planning applications submitted in respect of the proposed development of land at Gravelye Lane and Lyoth Lane.

275.2 The Chairman stated that it was his intention to run the meeting in the same way as other planning meetings but that he was prepared to be flexible regarding the numbers of people wishing to speak and in particular to ensure that the time allowed for both sides was fair, but that repetition would be discouraged. With reference to the order of the Agenda for that meeting, Cllr. Hersey made the point that the outcome of Lindfield Rural Parish Council's meeting on 11 February and the Consultant's report should be considered before discussion of the planning applications.

Cllr. Blunden made reference to a report submitted to the Campaign to Protect Rural England following a series of meetings attended by himself and the Clerk in 2008, to discuss the Consultation on the Mid Sussex Core Strategy Pre-Submission Document and Sustainability Appraisal. Parish Council representatives had been asked to put in writing their comments addressing the policies most affecting their area, to help inform the CPRE response to the consultation. He stated that comments made in that report regarding the land referred to in the Core Strategy documents as Site K still had relevance and he drew attention to the statement in the Core Strategy that "major works to Scaynes Hill Waste Water Treatment Works must be in place before the development is occupied (unlikely to completed before 2012)." It was **AGREED** that Southern Water should be asked for an indication of the timing of completion of the upgrade.

The Chairman confirmed that the Consultant's report would be circulated in advance of the meeting as the basis for the starting point for discussion.

It was **AGREED** that the essence of the response should be agreed at the Committee meeting on 12 February and that the wording should be finalised by the Clerk in consultation with the Chairman.

276. ANY OTHER BUSINESS.

276.1 No other items of business were raised.

The meeting concluded at 8.32 p.m.