

## LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **MONDAY 07 APRIL 2014** 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 W. Blunden  
Mrs V. Upton  
Mr M. Amor  
Mr R. Plass

**Also present:** Councillor C Hersey (MSDC), Mr J. Jesson, Lindfield Preservation Society (LPS), and 4 members of the public.

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

**Absent:** Councillors Mrs J. Chatfield and Mr C. Snowling.

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

### **433. APOLOGIES FOR ABSENCE.**

433.1 Apologies for absence were received from Councillors Chatfield and Snowling and the reasons were accepted.

### **434. DECLARATIONS OF INTEREST**

434.1 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.

434.2 Councillor Hodgson declared a personal interest in Agenda item 4(xi) as he lives close by to the property in question, and so said that he would neither speak nor vote in the matter.

434.3 All Committee Members, as Parish Councillors, declared an interest in Agenda item 4(xii) as the offices of the Parish Council were located in the Lindfield Enterprise Park, in close proximity to the premises which were the subject of the application. The Chairman therefore confirmed that the Council would not be commenting on the application in its capacity as a statutory consultee, but it may still wish to do so in its capacity as the owner of a neighbouring property.

### **435. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS) HELD ON 18 MARCH 2014.**

435.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 18 March 2014. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

436.1 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 also agreed to alter the order of the Agenda in order to cater for those persons present wishing to speak to an application.

## LINDFIELD PARISH COUNCIL

- 436.2 14/00843/FUL – FRESHFIELDS, 29 HIGH BEECH LANE  
DEMOLITION OF EXISTING REAR CONSERVATORY AND CONSTRUCTION OF NEW REAR EXTENSION WITH DORMER OVER, TOGETHER WITH NEW SIDE DORMER OVER EXISTING CAT SLIDE ROOF AND MINOR ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS.

Mr Jesson said that the dormer should have obscured glazing, and it was agreed to include this in the response (as below).

**AGREED RESPONSE:** "Lindfield Parish Council has no objections to this application, subject to a condition that the dormer window should be of obscured glazing."

- 436.3 14/00868/LDC – 8 ALMA ROAD  
SINGLE STOREY REAR EXTENSION. 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, the Parish Council can only comment that there are no reasons for legal, valid objections as far as it is aware."

- 436.4 14/00890/FUL – 8 ALMA ROAD  
DEMOLITION OF EXISTING GARAGE AND ERECTION OF NEW SINGLE DETACHED GARAGE.

Mr Jesson said that the application was a distinct improvement to the property, and so should be commended. Members endorsed this comment.

**AGREED RESPONSE:** "Lindfield Parish Council has no objections to this application, and in fact takes the view that as the proposal is a distinct improvement to the property, it should be commended."

- 436.5 14/00627/FUL – HEATHERS, BRUSHES LANE  
PROPOSED 2 STOREY SIDE EXTENSION. AMENDED DESCRIPTION, PLANS AND CERTIFICATE RECEIVED 13<sup>TH</sup> MARCH 2014.

Mr Jesson referred to the response that the LPS had already made directly to MSDC, and the detailed objections that it had expressed. He also alluded to the works that had already commenced at the property, and expressed the view that all matters had to be considered in the light of the property's proximity to the Conservation Area. Councillor Blunden asked for confirmation regarding the adjoining strip of land at the Wilderness. It was noted that whilst in the context of the planning application, the land was not intended for inclusion, the owners had approached MSDC with a view to purchasing the land at some point in the future.

**AGREED RESPONSE:** "Lindfield Parish Council sees no problem with the amended plans, but although not a planning matter, if the District Council intends to take any action over the strip of land at the Wilderness now found to be within its ownership, the Parish Council would wish to be consulted."

- 436.6 14/00913/LDC – 10 THE GLEBE  
CONVERSION OF A GARAGE INTO RESIDENTIAL USE, SINGLE STOREY REAR EXTENSION, AND NEW FRONT DRIVE. THIS IS AN APPLICATION TO ESTABLISH WHETHER THE DEVELOPMENT IS LAWFUL. IT WILL BE A LEGAL DECISION AND THE PLANNING MERITS OF THE DEVELOPMENT CANNOT BE TAKEN INTO ACCOUNT.

**AGREED RESPONSE:** "As this is a request for a Lawful Development Certificate for the development, the Parish Council can only comment that there are no reasons for legal, valid objections as far as it is aware."

## LINDFIELD PARISH COUNCIL

- 436.7 14/00925/FUL – GREENWOODS, ROUNDWOOD LANE  
DEMOLITION OF PART OF GARAGE. ADJUSTMENTS TO WINDOW/DOOR OPENINGS, INCLUDING LARGER OPENING TO NEW KITCHEN AREA. EXISTING BALCONY TO BE REPLACED WITH GLASS BALCONY.

Mr Jesson commented that the exterior would be quite dramatically changed, and that the proposed finish would be bland and featureless. It would be a retrograde step in terms of the appearance at ground floor level. There was no problem with the proposed glass balcony. Councillor Hersey therefore suggested that the issue could be covered by a condition on matching materials and finishes, and so it was agreed to build this into the response (as below).

**AGREED RESPONSE:** “The proposal to refurbish and update this large house within the Area of Townscape Character does not present the Parish Council with any issues, but it would want to see a condition requiring that matching materials and finishes are used so as to be in keeping with the existing building.”

- 436.8 14/00969/FUL – 8 COMPTON ROAD  
PROPOSED INSTALLATION OF FIRST FLOOR SIDE WINDOW.

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

- 436.9 14/01012/FUL – WICKHAM HOUSE, 129 HIGH STREET  
PROPOSED SINGLE STOREY EXTENSION AND RELATED ALTERATIONS.

The applicants stated that they had consulted with the Conservation officer at MSDC, and acknowledged the Councillors' comment. Mr Jesson said that the changes to the scheme had resolved the problem of the proximity of the development to their neighbour's land, and that the application should be commended.

**AGREED RESPONSE:** “As with the earlier withdrawn application, Lindfield Parish Council has no objections, subject to the previous comments, which are in brief that the conservation issues should at all times be dealt with in consultation with the Conservation officer at MSDC.”

- 436.10 14/01013/LBC – WICKHAM HOUSE, 129 HIGH STREET  
AS ABOVE.

**AGREED RESPONSE:** “See comments above.”

- 436.11 14/01033/FUL – 56 BLACKTHORNS  
AMENDMENT TO PREVIOUS PLANNING PERMISSION 14/00081/FUL FOR TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS TO ALLOW FOR PITCHED ROOF OVER THE PORCH AND THE BAY WINDOW.

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

- 436.12 14/01054/TREE – 11 PORTSMOUTH WOOD CLOSE  
T1 – OAK REMOVE LOWEST THREE LIMBS

**AGREED RESPONSE:** “Lindfield Parish Council does not have any objections to this application.”

- 436.13 14/01061/COU – ARTYFECT LIMITED, UNIT 7, LINDFIELD ENTERPRISE PARK, LEWES ROAD  
CHANGE OF USE FROM CLASS B8 to D2 TO PROVIDE PERSONAL TRAINING FACILITIES AND ASSOCIATED ADMINISTRATION AND SUPPORT SPACES.

Mr Jesson made the point that although the Society had no problems in principle with the application, this was a change of use which would introduce a shortage of starter industrial units. The applicant and

## LINDFIELD PARISH COUNCIL

her agent spoke in support of the application, and said that it was important to promote local business in Lindfield. She also said that the application was supported by the proposals in the District Plans, and indicated that at the end of the Lease period, it would be arranged for the unit to revert back to B8.

**AGREED RESPONSE:** "The Parish Council has no comment to make as a statutory consultee, in view of its interest as an adjoining property owner at the Lindfield Enterprise Park. It will however, wish to comment as a separately notified neighbour."

436.14 14/01067/TREE – LITTLE PELHAM, BLACK HILL  
EUCALYPTUS (T1) - FELL

**AGREED RESPONSE:** "Lindfield Parish Council does not have any objections to this application, subject to an appropriate condition on replanting with another tree (not Eucalyptus) in a similar position."

**437. 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.**

437.1 The Deputy Clerk said that he had nothing to report on this occasion.

437.2 Councillor Hersey advised the Committee that the planning application (13/03472/OUT) for up to 235 dwelling houses at Penland Farm, Haywards Heath, which had been recommended for permission by the case officer at MSDC, had in fact been unanimously refused by the members of the Planning Committee.

**438. ANY OTHER BUSINESS**

438.1 Councillors Gomme and Hersey referred to the Gatwick Airport Liaison Group set up by MSDC in order to consider the second runway proposal for the airport. There were three options being put forward, all of which, though mainly the second two, would have major effects on the surrounding areas. It was noted that Councillor Hersey had attended the first meeting of the Group on 4<sup>th</sup> April, and had circulated some notes. The meeting had been well attended from Towns and Parish Councils right across Mid Sussex. In regard to the three reporting areas that had been set up, under a lead Town or Parish, Lindfield Parish Council fell into the central area, with the Clerk at Haywards Heath Town Council being designated to take on the co-ordinating role. It was noted that any comments needed to be fed back by 17<sup>th</sup> April, and Members were therefore asked to let the Deputy Clerk have any input, so that he can put together a response by the deadline date.

The Meeting concluded at 8.32 p.m.