

## LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 8 AUGUST 2017** in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

**Present:**

Parish Councillors: Mr. C Snowling (Vice-Chairman)  
Mr. W Blunden  
Mrs. M Hersey  
Mr. R Plass  
Mrs. V Upton

**Also present:**

Mr. J Jesson, Lindfield Preservation Society (LPS)  
Councillor C Hersey (Mid Sussex District Council)  
Councillor A Lea (West Sussex County Council and Mid Sussex District Council)  
7 members of the public

**In attendance:**

Mr. A Funnell (Clerk Designate)  
Mrs. C. Irwin (Clerk)

**Not present:**

Mr S. Hodgson (Chairman)

In the Committee Chairman's absence the Vice Chairman, Councillor Snowling chaired the meeting. Herein the Vice Chairman will be referred to as the Chairman for the purpose of these minutes.

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

**317. APOLOGIES FOR ABSENCE.**

317.1 An apologies for absence were received from Councillor Hodgson and the reasons were accepted.

**318. DECLARATIONS OF INTEREST.**

318.1 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. Additionally, Councillor Hersey declared a personal, prejudicial interest in Agenda item 9(i) FORMER TAVISTOCK AND SUMMERHILL SCHOOL as her son is involved in the development. She said that she would therefore leave the room for the duration of the discussion of the item.

318.2 Councillor Blunden declared a personal, non-pecuniary interest in Agenda item 5(ii) WHITE HORSE INN, 22 HIGH STREET as he is the Chairman of the King Edward Hall (KEH) Management Committee and President of the Lindfield Club, the KEH being situated next door to the application premises. Councillor Blunden remained in the meeting for item 5(ii) but stated that he would not comment.

318.3 Councillor Snowling declared a personal, non-pecuniary interest in Agenda item 5(ii) WHITE HORSE INN, 22 HIGH STREET as he is a trustee of the King Edward Hall, which property is situated next door to the application premises.

**319. QUESTIONS COMMENTS FROM THE PUBLIC**

319.1 DM/17/2461 & DM17/2462 – 40 HIGH STREET

## LINDFIELD PARISH COUNCIL

Mr Jesson enquired why changes to the applications were not being considered at the meeting. The Chairman advised that the application changes had been considered at the previous meeting dated 18<sup>th</sup> July 2017. Mr Jesson advised that the changes in the applications had moderated the LPS concerns regarding harm to the listed building and about unwarranted repetition in the advertising in terms of Local Plan Policies B19 and B20.

### 319.2 Traffic Survey

Mr Heath enquired whether the Parish Council had received his email. It was confirmed by the Chairman that his email had been received. The Chairman advised that the content of the email had been noted but would not be considered at the meeting as the Traffic Survey report will be considered by Full Council.

Mr Jesson queried why the consultant had not used the COBA manual as the basis for a cost benefit analysis of the options set out in the Creative Roads report. The Chairman confirmed that Mr Jesson's email regarding this matter had been received and reiterated that such matters would only be considered after Full Council had reviewed the Traffic Study.

Mr Shepherd queried the report's limited remit (with the focus on cyclists and pedestrians) and was surprised that the re-opening of Denmans Lane to relieve High Street traffic had not been taken on board. Mr Heath echoed Mr Shepherd's comments. The Chairman advised that this point and others would be considered once Full Council had considered the appropriate manner to progress the study. The Chairman suggested that re-opening Denmans Lane would be technically challenging and that residents were likely to have strong arguments both for and against its use. Councillor Blunden advised that several years previously a Joint Working Party, with representatives of various parties, including, LPS, Lindfield Rural Parish Council and a local action group, had spent four years preparing a remit for a Traffic Study, further to the earlier Traffic Study of 1995/6 but no further progress had been made. Councillor Blunden stated that the present brief was for a holistic study and that the current report author had been provided with a brief and given free reign as to what to concentrate on but had made use of supporting documents including the Neighbourhood Plan.

### 319.3 Traffic Monitoring on the Lewes Road

Mr Heath asked whether the Parish Council were aware as to who was conducting a traffic count on the Lewes Road. The Chairman confirmed that the Parish Council were not aware who was conducting the count but the Clerk would make enquires.

## 320. **MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 27 JUNE 2017.**

320.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 18 July 2017. It was **AGREED** to **APPROVE** the Minutes, and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

321.1 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.

### 322.2 DM/17/2488 – 12 FRANCIS ROAD

DEMOLISH EXISTING BATHROOM EXTENSION AND ERECTION OF TWO STOREY REAR EXTENSION AND ROOF CONVERSION TO INCLUDE DORMER AND RELOCATION OF FRONT DOOR.

Mr Jesson noted that the application concerned a property within in the Conservation Area and raised various concerns including:

- The second storey dormer being out of character with existing properties.
- The prominence of the proposed rear extension in comparison to existing properties

## LINDFIELD PARISH COUNCIL

- The larger dormer being out of place with existing properties
- Mr Jesson stated that the Society opposed the application as it is contrary to policies B12 & B1 in terms of Conservation Area requirements and the setting of nearby Listed Buildings.

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

322.3 DM/16/4857 – WHITE HORSE INN, 22 HIGH STREET  
CHANGE OF USE TO RESTAURANT AND RETROSPECTIVE CONSENT FOR A SIDE EXTENSION AND ROOF MODIFICATIONS (EXTRACTION DETAILS 12/7 AND ELEVATIONS 20/7 RECEIVED).

Mr Jesson made detailed comments regarding the extraction of cooking odours and noise emissions. These included but were not limited to:

- The use of Ozone gas and its inherent characteristics
- The generation method of Ozone gas
- The negative effects of under and over production of Ozone gas
- Ensuring that a suitable carbon filter maintenance regime is initiated and monitored.
- Reliance on the input of residents for monitoring the odour emission system
- The Society's concerns about the noise pollution report, specifically the source of noises that have not be considered.

Mr Jesson also stated that Society's previous comments raised in May had not been addressed.

Mr Heath raised concerns about cooking odours.

Mr Kerslake & Mr Jesson both expressed concerns in regard to building regulations.

Councillor Hersey commented on the proposed change of name, but advised that this was not a planning matter.

The Chairman stated that he could not see what changes the retrospective plans actually made when compared to the original plans.

**AGREED RESPONSE:** Lindfield Parish Council has no objections to the application for change of use.

The Parish Council continues to oppose such works that have been undertaken in contravention of the original grant of planning permission and therefore objects to the application for retrospective consent for a side extension and roof modifications on the grounds set out in its comments submitted on 22nd December 2016.

The Parish Council has concerns regarding the proposed system for dealing with cooking odours and noise. The proposed system of removing odours uses Ozone gas. The Parish Council understands that Ozone gas is toxic, an irritant, and highly reactive. Due to the gas's inherent characteristic, concerns should be noted relating to; a) its generation, b) under production resulting in failure to eradicate odours, and c) over production leading to excess ozone being released into the local area. The Parish Council urges that a suitable policy relating to the maintaining of a carbon filter needs to be agreed and enforced. The Parish Council has concerns that monitoring of the system will occur only on feedback from neighbouring properties and local residents. Concern is also noted regarding potential noise emission from the site. Sources of noise including but not limited to: music, customers using the bar and restaurant, use of kitchen equipment, and the operation of the air conditioning units all need to be suitably addressed.

322.4 DM/17/2878 – 36 HIGH STREET  
PROPOSAL TO REPAIR AND REPLACE WINDOWS TO FRONT ELEVATION TO MATCH EXISTING. REPLACEMENT PORCH CANOPY TO MATCH EXISTING. REPLACEMENT OF MODERN DOOR AND WINDOW TO THE REAR ELEVATION (GROUND FLOOR). REPLACEMENT ELECTRIC METER CABINET AND ALTERATIONS TO FRONT BOUNDARY. PROVISION OF NEW TIMBER STORE. LANDSCAPING AND BOUNDARY FENCE REPLACEMENT TO THE REAR GARDEN. REPAIR AND REPLACE EXISTING CHIMNEYS.

## LINDFIELD PARISH COUNCIL

Mr Kerslake drew attention to the plans and suggested that a number of items required more details. These included; the risk to pedestrians from a gate opening on the High Street, the size and of the proposed electric meter cabinet, and the proposed paint colour and ornamentation of the gate and the timber store.

Councillor Blunden believed that the applicant was doing his best to ensure that the character of the building was in keeping with the High Street but acknowledged Mr Kerslake's comments.

The applicant advised that the paint colour would be white and that he would talk to his architect regarding the issues raised.

**AGREED RESPONSE:** Lindfield Parish Council has no objection in principle to the proposals, subject to the following issues being dealt with satisfactorily as reserved matters:

- (i) The risk to pedestrians of the proposed installation of a gate that opens onto the High Street footpath should be examined.
- (ii) The size of the electricity meter cabinet needs to be established.
- (iii) The proposed paint colour and ornamentation of the gate and the timber store should be specified.

### 322.5 DM/17/3027 - 37 COMPTON ROAD

PROPOSED SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH ROOF LIGHTS TO THE FRONT AND DORMER WINDOWS TO THE REAR.

Mr Jesson drew attention to the following details in the application:

- Installation of side facing windows in the right hand roof space gable.
- A low level roof light dormer located in rear of the right hand roof slope.
- Side facing low level ground floor windows. These were stated to be less of a concern.

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

### 323 **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.**

323.1 DM/16/3964 - 44 Backwoods Lane: Proposed demolition of an existing dwelling, annexe and outbuildings; and erection of 2 pairs of semi-detached dwellings and 1 detached dwelling, with associated landscaping. (Erection of 5 units). The Clerk Designate reported that the application, which had been refused by MSDC on 19<sup>th</sup> December, had been dismissed by appeal by the Planning Inspectorate on 25<sup>th</sup> July 2017.

323.2 DM/17/2157 - Lindfield Cricket Club: Proposed 8x Soundtex acoustic quilts to be attached to rear and side of cricket nets. Quilts are to be hung on the metal cage surrounding the nets and are to be in-situ April-August each year. The Clerk Designated reported that application had been approved subject to condition.

### 324 **PLANNING & TRAFFIC COMMITTEE BUDGET PROGRESS 2017/18**

324.1 The Clerk introduced the paper, which set out the Committee's budget progress report for 2017/18. It was **NOTED** that no monies had been spent last month but that expenditure would occur next month.

### 325 **TRAFFIC SURVEY**

325.1 The Committee formally received and **NOTED** the final report on the Traffic Survey. I. The Chairman recommended that the report should be considered at the next Full Council meeting with a view to launch a public consultation that would involve the local community and affected stakeholders.

325.2 Mrs Shortland queried the timeframe for future work. The Chairman advised that only after the report had been considered by Full Council could comments on a timeframe be made.

## LINDFIELD PARISH COUNCIL

- 325.3 Mr Heath requested that a document circulated at the previous committee meeting be made available to the public on the Parish Council website. The Chairman advised that the document was a summary of the Traffic Survey. Councillor Blunden advised that the Parish Council will look into producing an information sheet that would summarise the actions taken so far.

It was **AGREED** that Traffic Survey will be considered at the next Full Council meeting.

### 326. ANY OTHER BUSINESS.

- 326.1 Councillor Hersey left the meeting at this point due to the reasons stated at paragraph 318.1
- 326.2 DM/17/3068 – Former Tavistock and Summerhill School: Proposed demolition of all existing redundant school buildings, structures and hard standing. Councillor Plass had received an email regarding the proposed demolition of the site. Residents had asked whether any action could be taken to halt the proposed demolition. The buildings are not listed nor are they within the Conservation Area. It is understood that an MSDC planning officer is to visit the site and determine whether any objections to the demolition should be made. It was accepted that in some form the site will be developed. No formal applications for the site have been received. It was **AGREED** that if the Conservation Officer consults the Parish Council about proposed action following her site inspection, the response should be referred to the Parish Clerk to deal with under delegated authority, in consultation with the Chairman and Vice Chairman of the Committee.

The meeting concluded at 21.00