

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 09 JUNE 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
Mr. S. Hodgson (Vice Chairman elect)
Mr. C. Snowling
Mr R. Plass
Mrs L. Hinze

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

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

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

012. ELECTION OF VICE CHAIRMAN

012.1 The Chairman called for nominations for the office of Vice Chairman of the Planning & Traffic Committee for the Council year 2015/16. Councillor Hodgson was **PROPOSED** by Councillor Snowling and **SECONDED** by Councillor Blunden. There being no other nominations, Councillor Simon Hodgson was duly **ELECTED** as Vice Chairman of the Planning & Traffic Committee for the Council year 2015/16.

013. APOLOGIES FOR ABSENCE.

013.1 Apologies for absence were received from Councillors Upton, Hersey, and Durrant, and the reasons accepted. Councillor Shortland had previously indicated that if he was co-opted onto the Council at the Council meeting, which took place earlier in the evening, he would not be able to attend this meeting.

014. DECLARATIONS OF INTEREST

014.1 There were none declared.

015. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 20 MAY 2015.

015.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 20 May 2015. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

016.1 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 for the benefit of those persons present with an interest in a particular application.

016.2 DM/15/1959 – 11 BY SUNTE
BEECH – CROWN LIFT TO 4 METRES ABOVE GROUND LEVEL.

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Mr Jesson pointed out that, although this was a requirement, no reason for the work had been given on the application form. It was therefore agreed that this point should be included in the Parish Council's response.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application. However, the Council notes that no reason for the work has been stated on the application form, and since this forms a significant part of the application (for a TPO tree), the Council will have some difficulty in assessing future applications, unless box 7 is fully completed."

016.3 DM/15/1884 – LITTLE LINDEN, 1B LINDEN GROVE
LOFT CONVERSION WITH DORMER WINDOWS.

Mr Jesson noted that the property is more prominent to the rear than the front, and the property is located within the Conservation Area (CA). The dormer is quite large and will look out into the CA, and the LPS believes that it is not right for this feature to be presented to the CA in this way.

Councillor Plass felt that the property was being enhanced and improved, and noted that the dormer was for a stairwell rather than a habitable room. Councillor Snowling however, was more inclined to Mr Jesson's view, and he also noted that the incorrect name of the property had been given on the plans. Councillor Blunden said that he agreed with Councillor Plass, and felt that this was not a particularly unpleasant dormer, and that it did help to break up the visual aspect of the large expanse of roof.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application. It is noted that the Block Plan and Site Location Plan both still refer to the property as Stellenbosch, which could potentially cause some confusion."

016.4 DM/15/1977 – 22 PORTSMOUTH LANE
REPLACING EXISTING REAR WINDOWS WITH GLAZED FRENCH DOORS WITH SIDELIGHTS.
REPLACING THE EXISTING REAR SIDE WALL FRENCH DOORS AND WINDOW WITH 2 NO.
GLASS SLIDING DOORS. REINSTATING THE PREVIOUSLY BLOCKED UP EXISTING SIDE WALL
EXTERNAL UTILITY ROOM DOOR.

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

016.5 DM/15/2004 – ST NICHOLAS COURT
T4 HORSE CHESTNUT. REDUCTION OF THE BRANCH TIPS THROUGHOUT THE CROWN
BETWEEN 2M-3M AND A LITTLE MORE FOR THE OVER-EXTENDING LOW LATERAL BRANCHES
TO THE NORTH EAST AND THE SOUTH EAST.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, subject to the Tree Officer's agreement."

016.6 DM/15/2006 – 62 MEADOW LANE
SINGLE STOREY REAR EXTENSION.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, provided all materials and finishes match."

016.7 DM/15/2022 (LBC) – 4 PELHAM PLACE COTTAGES, BLACK HILL
CONVERSION OF EXISTING LOFT SPACE, INSTALLATION OF ROOF-LIGHTS AND ACCESS
STAIRCASE. INTERNAL ALTERATIONS TO GROUND FLOOR LAY OUT.

Mr Jesson pointed out that this was a listed building and located within the Conservation Area. It was therefore the view of the Society that the application would result in too many roof lights on the property. There had been an incremental addition of roof lights over the years and that this was a stage too far.

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The applicant agreed that some could be seen but that the new ones are at the rear. He acknowledged the LPS's concerns but said that the bedrooms being created would need a natural light source, and that the proposals were because of the need to provide for family sized accommodation. He also said that he would pursue the issue of the unclear plans with his architect.

Councillor Plass felt that the roof lights were to the rear, and away from the main road, and are not inconsistent with the feature on other properties in the area.

AGREED RESPONSE: "Lindfield Parish Council has no objections to the internal alterations, subject to the Conservation Officer's approval. However, we note that there are existing roof lights, and approval is now sought for additional roof lights at the rear of the property. We therefore have no objection to these, provided the proper standards for a listed building are applied. We would also wish to point out that the plans were poorly presented and we found considerable difficulty in reading and interpreting them."

- 016.8 DM/15/2021 – 4 PELHAM PLACE COTTAGES, BLACK HILL
CONVERSION OF EXISTING LOFT SPACE, INSTALLATION OF ROOF-LIGHTS AND ACCESS STAIRCASE. INTERNAL ALTERATIONS TO GROUND FLOOR LAY OUT.

AGREED RESPONSE: "Ditto as above."

- 016.9 DM/15/1502 – 22 EASTERN ROAD
TWO STOREY SIDE EXTENSION AND NEW PORCH (PLEASE NOTE AMENDED DESCRIPTION 24.04.2015.)

Mr Jesson was concerned that this revised application had not appeared on a subsequent planning list from MSDC, and this would need to be taken up with the officers at MSDC. Councillor Gomme also pointed out that there was a discrepancy on the reference number, which the Deputy Clerk would look into.

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

NOTED: The response was submitted on 29th May 2015 under delegated authority, in view of its urgency.

- 017. 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.**

- 017.1 DM/15/1323 (advert) and DM/15/1326 (LBC) – Red Lion PH, 60 High Street. **NOTED:** that the applications for 1 no. externally illuminated hanging sign, 2 no. non illuminated panel signs, 1 no. illuminated letters, 1 no. externally illuminated set of letters, 4 no. areas of signwriting direct to building, 2 no. non-illuminated door plaques, and 1 no. lantern, had been approved by MSDC on 27th May 2015, subject to a number of conditions.

- 018. RISK ASSESSMENT FOR THE PLANNING & TRAFFIC COMMITTEE**

- 018.1 It was noted that the revised Risk Assessment document, which had been circulated to members, had deleted the references to ID badges, and accordingly it was **RESOLVED** that the document be duly approved for 2015/16.

- 019. ANY OTHER BUSINESS.**

- 019.1 There was none.

The Meeting concluded at 8.33 p.m.