

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 13 OCTOBER 2015** in the King Edward Hall, Lindfield.

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

Present:

Parish Councillors: Mr. A Gomme (Chairman)
Mrs. M Hersey
Mr. S Hodgson (Vice Chairman)
Mr. R Plass
Mrs V Upton
Mrs. E Hinze
Mr. S Shortland

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

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

Absent: Mr. W Blunden, Mr. C Snowling, and Mrs. J Durrant

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

057. APOLOGIES FOR ABSENCE.

057.1 Apologies for absence were received from Councillors Blunden and Snowling, and the reasons accepted.

058. DECLARATIONS OF INTEREST.

058.1 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.

058.2 Councillor Upton declared a personal interest in item 4(ii) on the Agenda (41 Luxford Road) as she lived in the road, and was close by to the property concerned.

059. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 22 SEPTEMBER 2015.

059.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 22 September 2015. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

060.1 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.

060.2 DM/15/3626 – THE PALMS, LEWES ROAD

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EXTENSION AND ALTERATION TO A 3 BEDROOM DWELLING WITH ATTACHED GARAGE TO CREATE A 4 BEDROOM DWELLING WITH DETACHED GARAGE.

Mr Jesson said that although the design was quite contemporary, the LPS thought that the proposal was just about acceptable. However, there is a concern at the loss of a bungalow. The property is quite near to the Village centre, and so has some importance in this respect. The applicant stated that she had recently purchased the property, and that with a growing family, it was just too small. The owners had looked at the Village Design Statement in coming forward with their plans, and particularly based their choice of materials on that document. She also mentioned that the neighbours had been consulted, and there were no objections on that front. Councillor Plass said that he had no strong objection to the proposal, but that the Councillors who had looked at the proposal, felt that the issue of the loss of a bungalow needed to be pointed out. Councillor Shortland said that he thought that the property would still be suitable in the future for elderly occupants, as there would still be a ground floor en-suite bedroom, and so was of the view that the loss of bungalow point, had been mitigated up to a point.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, but is concerned about the loss of another bungalow in the Parish, which further reduces the availability of such properties for those purposes."

060.3 DM/15/3628 – 41 LUXFORD ROAD
TWO STOREY EXTENSION AND INTERIOR LAYOUT MODIFICATIONS.

Mr Jesson said that he thought the proposal should be commended.

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

060.4 DM/15/3639 – 133 THE WELKIN
T1 – OAK – FELL.

Mr Jesson raised an issue about the need to carry out the work in a way that does not cause any damage to the surrounding area. Councillor Hersey said that the work also needed to be done in a professional manner. It was agreed to build both points into the response.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, but would like to see the attachment of appropriate conditions, which require the work to be done in a professional manner, and which ensure that due care and attention to the surrounding area in felling the tree, is taken by contractors, so that no collateral damage or associated spoil is caused."

060.5 DM/15/3660 – 71 BROOKWAY
REAR DORMER.

The Deputy Clerk indicated that correspondence from MSDC had indicated that because the property was a flat or maisonette, rather than a house, permitted development rights couldn't apply. It was therefore likely that the proposal would have to be the subject of a full planning application, and so would come back to Committee in due course. Mr Jesson said that the LPS is not in favour of what was proposed in any event.

AGREED RESPONSE: "As this is a request for a Lawful Development Certificate for the proposed development, we can only comment that there are no reasons for legal, valid objections as far as the Parish Council is aware, but the Council understands that the Planning Authority is considering the exact nature of the building, in terms of whether or not permitted development rights can apply in these circumstances."

060.6 DM/15/3670 – HIGH BEECH, ROUNDWOOD LANE
DEMOLITION OF EXISTING CONSERVATORY AND PORCH CONSTRUCTION OF NEW SIDE ENTRANCE TO CREATE NEW ENTRANCE.

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Mr Jesson said that the drawings did not reflect the building, and that this needed to be corrected.

AGREED RESPONSE: "Although the Design and Access Statement mentions a rear extension in its heading, Lindfield Parish Council has no objections to the proposed porch. However, it is understood that this may be covered by permitted development, and the Council would question which other changes may also be covered by permitted development rights. It is also noted that the plans do not appear to show the existing building."

- 060.7 DM/15/3752 – 27 DENMANS LANE
REPLACEMENT OF CONSERVATORY ROOF, GLASS TO BE REPLACED WITH COMPOSITE SLATE STYLE ROOF.

Mr Jesson said that there were no objections to the proposal, but that the drawings are incomplete. The elevations don't show the windows as currently present. The applicant stated that he simply wanted to update the conservatory, which was put in by a previous owner, and make it more energy efficient.

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

- 060.8 DM/15/3758 – 131 AND 135 HIGH STREET
T1 - HORSE CHESTNUT - REDUCE CROWN BY 2.0 METRES AND LATERAL SPREAD BY 1.0 METRES AT 131 HIGH STREET, LINDFIELD. T2 - HOLLY - AT REAR OF 135 HIGH STREET - FELL.

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

- 060.9 DM/15/3822 – 110 HIGH STREET (PIERPOINT HOUSE)
LEYLANDII – FELL AND STUMP REMOVED.

Mr Jesson noted that this was a specimen tree, rather than a standard leylandii. It seemed to be in good health, and it does have a TPO on it. It continued therefore, to afford some amenity to the area, and so the LPS is concerned at its proposed loss. The applicant stated that the tree has trebled in size, and is causing a number of problems. However, it is his intention to replant with another tree.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, provided a condition is attached, which requires replanting with a more suitable species of tree."

- 060.10 DM/15/3843 – 1 CHURCH VIEW COTTAGES, FRANCIS ROAD
REMOVE EXISTING GLOW WORM GAS BOILER IN DINING ROOM AND ASSOCIATED PIPEWORK AND FLUE OUTLET FROM WEST WALL. INSTALL NEW WORCESTER COMBI GAS BOILER IN ROOF SPACE WITH NEW BALANCED FLUE THROUGH THE ROOF TO THE REAR. REPAINT FRONT ENTRANCE DOOR.

Mr Jesson said that there were no objections in principle to the proposal, but that the property was within the Conservation Area, and that the proposed flue would be quite intrusive. An objection could therefore be sustained on the basis that the proposal could be much improved in terms of its appearance. A discussion on possible alternatives ensued.

AGREED RESPONSE: "Lindfield Parish Council has no objections to the repainting of the door, but takes the view that the protrusion of the flue will be too prominent and visible in the Conservation Area. It does not have an objection in principle, but believes as a general comment, that the design could be made to be less obtrusive, perhaps by a side entry solution, rather than through the roof."

- 061. 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.**

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

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061.2. In respect of the latest progress on the Neighbourhood Plan, Councillor Gomme said that the period for the consultation recently carried out by MSDC into the changes proposed by the examiner, had closed on 8th October 2015. It was reported that some twenty five responses had been received to the consultation, and that these are now in the course of being processed and evaluated by MSDC.

062. ANY OTHER BUSINESS.

062.1 Councillor Hersey asked about progress with the Lindfield Traffic survey/study, as it was becoming increasingly important that this was implemented. Councillor Gomme said that there had been a delay, because one of the potential bidders had dropped out, and that it had therefore been necessary to include an alternative in order to meet the requirements. The final returns were due back to the Parish Council, by this Friday, 16th October 2015, after which they could be assessed, and preferred bidder recommended.

062.2 As it was relevant to this update, John Jesson mentioned that the application for the Traffic Regulation Order regarding the restrictions on HGVs in the Parish (and wider) was proceeding, but that as there were a number of issues to resolve with West Sussex County Council, it had been necessary for the LPS to seek some legal advice.

The Meeting concluded at 8.40 p.m.