

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **TUESDAY 14 JANUARY 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 M. Amor
Mr S. Hodgson
Mr C. Snowling
Mr R. Plass

Also present: John Jesson (Lindfield Preservation Society (LPS)), and one member of the public.

In attendance: Mr I. McLean (Deputy Clerk)

Absent: Councillors J Chatfield, W Blunden, V Upton

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

401. APOLOGIES FOR ABSENCE.

401.1 Apologies for absence were received from Councillors J. Chatfield, W Blunden, V Upton, and contingent apologies from M Hersey, and the reasons were accepted. Cllr M Hersey in fact attended the meeting from 8.08 p.m.

402. DECLARATIONS OF INTEREST

402.1 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.

402.2 In respect of a matter that might come up under item 5 on the Agenda, being a planning application relating to Fullingmill Farm, Spring Lane, Councillors Snowling and Hersey declared a minor personal interest as they lived nearby to the road that could be affected.

403. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 17 DECEMBER 2013.

403.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 17 December 2013. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

404.1 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. In addition, the Chairman agreed to change the order for the benefit of any persons present.

404.2 13/04136/FUL – 43 DENMAN'S LANE
DEMOLITION OF EXISTING DETACHED PROPERTY AND CONSTRUCTION OF NEW DETACHED REPLACEMENT DWELLING.

Mr Jesson observed that the proposal represented a significant increase in bulk, particularly the front

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elevation. There is also an increase in height. However, efforts had been made to make the property less intrusive, and so LPS is not raising any objection. However, as this is a demolition and rebuild, he was of the view that it would be appropriate for there to be a Sustainability report/appraisal with the application.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, but it would like to see a comprehensive management plan that takes into consideration the limited access to the site from Denman's Lane, and that minimises future damage to its already poor road surface. In addition, it would recommend that the Planning Authority should request a Sustainability report/appraisal with reference to the construction, given that this is a demolition/new-build."

404.3 13/04154/FUL – 52 NOAH'S ARK LANE
ENLARGED FRONT PORCH.

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

404.4 13/04269/FUL – 17 DUKES ROAD
NEW GARAGE WITHIN TWO STOREY SIDE EXTENSIONS, TOGETHER WITH A SINGLE STOREY FRONT AND REAR KITCHEN EXTENSION.

Mr Jesson commented that whilst the LPS did not intend to raise any objections, the proposal would result in a pretty bulky property, and that it could be said to be against current planning policy. The applicant stated that he had submitted the Design and Access Statement to MSDC today, and offered to leave a copy with the Parish Council. He believed that the proposal was not out of keeping, and that the neighbour at no.16 had not raised any objections. Councillor Snowling commented that he remained concerned at the effect on no.16, and reminded the meeting that the application had to be looked at in terms of the long term future of the building, and any future owners. Councillor Hodgson observed that in terms of the proximity of other properties, most had single storey garage extensions, and the proposal was moving away from that.

AGREED RESPONSE: "Lindfield Parish Council is disappointed to see that the application does not include a Design and Access Statement (DAS), and contains an error in the description, describing the property as being in "Ditchling". The applicant stated at the Committee meeting that a DAS had in fact been sent to the Planning Officer on 14th January 2013 (the day of the meeting), and offered to leave a copy with the Parish Council. However, the Parish Council considered that it would need more time in which to comment on the document. Further, the Council had not been able to identify tree "T1" referred to in the application. It is a shame that without this information, the Parish Council is unable to give full consideration to the proposal. However, with the information that is available to date, the Parish Council is concerned that the proposal would have an unneighbourly impact on the house at number 16. The Parish Council therefore invites the Planning Authority to extend the deadline for comment."

404.5 13/04347/FUL – TAMARIU, ROUNDWOOD LANE
FIRST FLOOR SIDE ADDITION TO REPLACE DORMER.

Mr Jesson noted that the application represented a very small change from the previous one, and that it may even be an improvement.

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

404.6 13/04366/TREE – LAND ADJACENT TO 41 BARNCROFT DRIVE
(T1), (T2), (T3), (T4), AND (T5) OAKS REDUCE BY 2 METRES TO LIMB GROWING OVER THE CONSERVATORY, BRANCH REDUCTION BY 1 METRE TO LIMB PROJECTING TO FLANK WALL OF HOUSE, OVERALL REMOVAL OF DEADWOOD TO THE 5 OAKS.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application. It is noted that the trees are rather lopsided towards the house, and have a lot of dead wood in the branches."

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- 404.7 13/04370/LDC - 10 BROOK LANE
PROPOSED 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.

Mr Jesson commented that it looked as though the property might have been extended before, and that this might be a reason for refusal.

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."

405. 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.

- 405.1 The Deputy Clerk updated the Committee on the progress of planning application LR/13/03948/FUL regarding Fullingmill Farm, Spring Lane. In accordance with the minutes of the meeting held on 17th December 2013, the Deputy Clerk had written to MSDC with the Council's comments and concerns. The Lindfield Preservation Society has also written in similar terms, and it was noted that they have sought the involvement of Councillor Christine Field (West Sussex County Council) as it was important to ensure that WSCC Highways' response was properly researched and sufficiently robust as regards the highway implications. It was further noted that Lindfield Rural Parish Council (LRPC) had considered the application at its meeting on 13th January 2014. It was noted that the Planning Officer had requested more detailed information from the applicant, and that the deadline for comment had therefore been extended to 13th February 2014.

- 405.2 Councillor Snowling reported on the outcome of the LRPC meeting referred to above, and read out the draft minute as follows:-

"Council discussed the application for which the initial response had been "no objections". After listening to residents it was agreed that it was not too late to consider further. Cllr Snowling moved to oppose the application on the grounds that there was insufficient information provided regarding the necessary movements of soil which would result if the application was approved, and that Council should take into account the legitimate concerns of residents regarding the environmental and personal impact on their lives and properties. Movements would also pose a hazard on a difficult turning into and out of Spring Lane where there was little visibility for other road users. This was seconded by Councillor C Hersey and carried unanimously."

- 405.3 It was **RESOLVED** (i) that the Deputy Clerk obtain a paper set of the documents relating to the application from MSDC for viewing by members of the Committee during the course of the week 20th – 25th January 2014, (ii) that the Deputy Clerk arrange an onsite meeting with the applicant for the week commencing 27th January 2014, at which this Council will be represented by appropriate Councillors, with the Deputy Clerk in attendance, (iii) that the Deputy Clerk notify LRPC and Ardingly Parish Council of the date and time so that they may also send representatives to the meeting should they wish to attend.

- 405.4 It was further agreed that the matter would be placed on the Agenda for the Committee's next meeting on 4th February 2014, when it is anticipated that further details and information will be available from the applicant.

- 405.5 The Deputy Clerk reported that the appeal relating to the refusal of planning consent regarding the application at 1 The Wilderness, as noted in the minutes of the meeting of 17th December 2013, had been dismissed by the Planning Inspector in a decision dated 7th January 2014, on the grounds that the proposed development would be harmful to the character and appearance of the host property, and so would not satisfy policies B1 and H9 of the Local Plan 2004.

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406. ANY OTHER BUSINESS.

- 406.1 Councillor Hersey raised the matter of the enforcement issues at the Blackthorns Close (former nursing home) development by Shanly Homes, and confirmed that a Breach of Condition Notice had been served by MSDC on the developer, giving it a period of 28 days to comply, or face prosecution. The adjoining School was being particularly and most adversely affected by a number of incidents, and the Head teacher had been raising the issues with MSDC over a long period. The latest incident involved one of the builders undressing in the street, in full view of any children or passers-by, which it was agreed was totally unacceptable behaviour. There is to be a meeting at the School with the developer on 17th January in order to try and address these issues.
- 406.2 Councillor Gomme asked Councillor Snowling about the progress of the Slaugham Parish Council Neighbourhood Plan. It was understood that the Inspector's report would be made available very soon.

The Meeting concluded at 8.50 p.m.