

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 14 MARCH 2017** in the King Edward Hall, Lindfield.

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

Present:

Parish Councillors: Mr. A Gomme (Chairman)
Mr. S Hodgson (Vice-Chairman)
Mr. C Snowling
Mr. W Blunden
Mrs. M Hersey
Mr. R Plass

Also present:

Mr. M Allen (Lindfield Parish Councillor)
Mr. J Jesson, Lindfield Preservation Society (LPS).
14 members of the public for parts or all of the meeting.)

In attendance:

Mr. I. McLean (Deputy Parish Clerk).

Not present:

Mrs. V Upton, and Mr. S Shortland.

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

255. APOLOGIES FOR ABSENCE.

255.1 Apologies for absence were received from Councillor Upton, and Councillor Shortland, and the reasons accepted.

256. DECLARATIONS OF INTEREST.

256.1 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.

256.2 Councillor Blunden declared a personal, non-pecuniary interest in Agenda item 6 (Licensing application at former White Horse public house) as he is the Chairman of the King Edward Hall (KEH) Management Committee, and an officer of the Lindfield Club (within the KEH), which also holds a premises license, the KEH being situated next door to the application premises. He said that he would therefore leave the room for the duration of the discussion of the item.

256.3 Councillor Snowling declared a personal, non-pecuniary interest in Agenda item 6 (Licensing application at former White Horse public house) as he is a trustee of the King Edward Hall, which property is situated next door to the application premises.

257. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 21 FEBRUARY 2017.

257.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 21 February 2017. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

258.1 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.

258.2 DM/17/0567 – 7 SHENSTONE
WIDENING OF FRONT FLAT DORMER TO CREATE SECOND FIRST FLOOR BATHROOM.

AGREED RESPONSE: Lindfield Parish Council has no objections to this application, subject to materials matching the existing.

258.3 DM/17/0596 – DENTAL SURGERY, WEST GREENBANK, HICKMANS LANE
TO CROWN REDUCE HAZEL STAND BY 2 METRES IN HEIGHT AND 1 METRE IN WIDTH, TO CLEAR AROUND THE STREET LIGHT.

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

258.4 DM/17/0624 – 34 LUXFORD ROAD
A TWO STOREY SIDE EXTENSION, LOFT CONVERSION, INTERNAL REMODELLING, A SINGLE STOREY REAR EXTENSION INCLUDING NEW ROOF LIGHT AND REAR GARDEN DOORS.

Mr Jesson commented that the pre-application advice from MSDC had been very detailed, and should be followed in terms of design and scale. Councillor Hodgson was concerned to note that the roof detail will be gable rather than hipped, and that there might therefore be a fitting in with the street scene issue. Councillor Gomme thought that it could be considered overdevelopment. However, after discussion it was agreed to go with the recommended response as below.

AGREED RESPONSE: It is unclear from the application whether the garage is to be demolished. If it is, this should be clearly stated in the application. It also unclear as to whether or not the gable window design was revised between the pre-submission and the application. Otherwise however, Lindfield Parish Council has no objections to this application, subject to materials matching the existing.

258.5 DM/17/0644 – 10 BACKWOODS LANE
ALTERATIONS AND IMPROVEMENTS TO FRONT ELEVATION INCLUDING REMOVAL OF PORCH AND ADDITION OF DORMER WINDOWS. ADDITION OF PITCHED ROOF DORMER EXTENSION TO REAR.

AGREED RESPONSE: The pre-submission documents report that the southern dormer over-bay window, forward of the front elevation is thought to be unusual. The impact of front dormers on the street scene needs to be assessed by the Planning Authority under the application, in the light of existing Local Plan Policy. However, we judge that in their final form they are acceptable. Lindfield Parish Council also agrees that there is a need for obscured glass in the side flank windows on the south west elevation. Otherwise there are no objections to this application, subject to materials matching the existing.

258.6 DM/16/5019 – 1 LINDEN GROVE
(T1) MAGNOLIA - REDUCE CROWN BY 2M AND RESHAPE.

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

258.7 DM/17/0170 – 29 DENMANS LANE
FLOWERING CHERRY TREE (T1) FELL (DESCRIPTION OF WORK REVISED 22.02.17).

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

259.8 DM/17/0667 – 30 APPELDRE GARDENS

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TWO STOREY REAR EXTENSION AS PREVIOUSLY APPROVED UNDER DM/16/3797, SINGLE STOREY SIDE EXTENSION.

Mr Jesson said that he was disappointed to note the roof lights, and thought that these were unnecessary, given other windows in the building. They seemed rather out of keeping, and so could affect the street scene.

AGREED RESPONSE: Lindfield Parish Council has no objections to this application, subject to materials matching the existing.

259.9 DM/17/0813 – OSBORN COTTAGE, 82 HIGH STREET
ACER – REMOVE.

Mr Jesson would like to have seen a replacement tree condition.

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

259.10 DM/17/0266 – 4 BY SUNTE
ERECTION OF GARDEN OFFICE/HOBBY ROOM.

Mr Jesson commented that there was no indication what the hobby room might be used for, and was concerned at the potential for noise and/or nuisance.

AGREED RESPONSE: Lindfield Parish Council has no objections to this application, provided the external colour treatment is suitable.

259.11 DM/17/0785 – 44 FINCHES GARDENS
SINGLE STOREY SIDE EXTENSION. LOFT CONVERSION WITH DORMER WINDOWS TO THE REAR AND NEW WINDOWS TO SIDE ELEVATION AT FIRST FLOOR AND ROOF LEVEL. 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, Lindfield Parish Council can only comment that there are no reasons for legal, valid objections as far as we are aware.

259.12 DM/17/0833 – THE BEECHES, SUMMMERHILL DRIVE
LIME TREE (FRONT GARDEN) CROWN TREE, REMOVING 4 LIMBS BACK TO TRUNK (3 SECONDARY).

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

259.13 DM/17/0905 – OAKLEY HOUSE, 15 HIGH STREET
BEECH X 2 - FELL.

Mr Jesson noted, as had the Tree Warden, the absence of any professional advice, or arboriculture report with the application.

AGREED RESPONSE: Lindfield Parish Council can find no valid reason or justification for felling these trees, and in the absence of a professional opinion, or expert tree survey, we must object to this application.

259. **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.**

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- 259.1 DM/16/3747 – Whitesands, Lewes road: side and rear two storey extension. The Deputy Clerk reported that this application, which had been refused by MSDC on 17th November 2016 (as previously reported), had gone to appeal under MSDC reference AP/17/0009 and Planning Inspectorate reference APP/D3830/D/16/3165129. Further representations are invited by 5th April 2017. It was felt that the Parish Council should, if it could, reinforce its objections to the Planning Inspectorate.
- 260. TO NOTE THE LICENSING APPLICATION (AS PREVIOUSLY CIRCULATED TO MEMBERS) REGARDING THE FORMER WHITE HORSE PUBLIC HOUSE AT 22 HIGH STREET, AND TO DECIDE WHETHER THE COMMITTEE WISHES TO MAKE ANY REPRESENTATIONS TO MSDC (THE LICENSING AUTHORITY) FOR RECOMMENDATION ON TO FULL COUNCIL ON 16TH MARCH 2017.**
- 260.1 The Chairman agreed to take comments from those members of the public present. Mr Jesson said that the main concerns were around the prevention of a public nuisance, given the extent and nature of the opening hours and activities proposed in the application. He thought that the times should be limited to the other licenced premises in the High Street. Other comments from members of the public present included the vagueness of the description of what is being proposed. Concerns about how occasional will the activities actually be, and the danger of them becoming more frequent or regular? There are also concerns around the fact that the schedule is not compliant with policy guidance. The nature of the conditions that need to be imposed should be considered, and these must go beyond those offered by the applicant.
- 260.2 Councillor Gomme thought that the application was premature, given the fact that the building was far from complete, and there were a number of substantial planning issues to be resolved. Councillor Snowling referred to the planning condition, which stipulated that the opening hours for the premises should be from midday to midnight. The reason stated was to safeguard the amenities of neighbouring properties and to accord with Policy B3 of the Mid Sussex local plan. He said that although the issues might be separate, there needs to be a level of consistency. Councillor Plass reinforced the public nuisance point, and said that there must be a particular concern around anti-social or over-exuberant behaviour. Councillor Hersey said that she would be happy to represent residents' views at the Licensing Committee meeting at which this application will be heard, as it may be that only nearby residents affected, will be able to speak to the meeting.
- 260.3 Councillor Snowling moved that the Committee recommend to full Council a response along the lines of the discussion and the points made above, and this motion was duly seconded by Councillor Plass. It was therefore unanimously **AGREED** that such a response should be made, and so the Deputy Clerk was asked to draft a document accordingly, for presentation on to full Council.
- 261.1 TO NOTE THE LATEST SITUATION WITH REGARD TO (i) PLANNING APPLICATION, DM/16/5648 (LAND PARCELS AT 535047, 124666 GRAVELYE LANE, LINDFIELD: OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 130 NO. DWELLINGS, TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS, PUBLIC OPEN SPACE, CAR PARKING AND LANDSCAPING. ALL MATTERS TO BE RESERVED EXCEPT FOR ACCESS. THIS IS A RESUBMISSION OF DM/16/1012). THIS APPLICATION WAS CONSENTED BY MSDC ON 16TH FEBRUARY 2017, (ii) THE APPEAL DUE TO BE HEARD IN MAY IN RESPECT OF THE PREVIOUSLY REFUSED APPLICATION (FOR THE SAME PROPOSAL) UNDER REFERENCE, DM/16/1012, AND TO TAKE ANY NECESSARY DECISIONS IN RESPECT OF THESE MATTERS.**
- 261.1 The Deputy Clerk reported that he had recently heard from the Planning officer at MSDC, as follows:-
“*This application has now been approved. The decision was issued on 7th March. The Department for Communities and Local Government advised us that they did not wish to call the application in for the Secretary of States own determination. My understanding is that Taylor Wimpey will withdraw their appeal once the 6 week period for any potential judicial review of their planning permission has expired.*”
It was noted that the 6 week period referred to ends on 25th April 2017.
- 262. ANY OTHER BUSINESS.**

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- 262.1 Councillor Gomme informed all those present that he had decided to step down from the Parish Council after the Council meeting on Thursday (16th March 2017), and that this would therefore be his last meeting of the Planning & Traffic Committee. He wished to thank all the staff at the Parish Council offices, his fellow Councillors, and member of the public who attended these meetings, for all their help and support over the years. He particularly thanked John Jesson from the LPS for all his contributions. He also thanked Councillor Andy Spooner from Lindfield Rural Parish Council, and the members of the four focus groups, for all their support and work in bringing the Neighbourhood Plan into being. Fellow Councillors and speakers from the floor expressed their sadness at this news, and thanked Councillor Gomme for all the achievements of the Committee during his tenure as Chairman. They wished him well and all good luck for the future. It was particularly stated that the people of Lindfield should have cause to be very grateful for all his work and efforts over the years. Finally, Councillor Gomme invited all those present to join him for a farewell drink in the Lindfield Club after the Council meeting on Thursday evening.

The Meeting concluded at 8.50 p.m.