

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **TUESDAY 14 OCTOBER 2014** in the King Edward Hall, Lindfield.

The meeting commenced at 8.00 p.m.

Present: Parish Councillors: Mr A. Gomme (Chairman)
Mrs J. Chatfield
Mr S. Hodgson
Mrs V. Upton

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

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

Absent: Councillors Mr C. Snowling, Mr W. Blunden, Mrs M. Hersey (Vice-Chairman), and Mr M. Amor

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

504. APOLOGIES FOR ABSENCE.

504.1 Apologies for absence were received from Councillors Snowling, Blunden, Hersey, and Amor, and the reasons were accepted.

505. DECLARATIONS OF INTEREST

505.1 It was noted that the applicant in respect of Agenda item 4(i) was a fellow Councillor, but that the tree was in the grounds of the Welkin, rather than within the applicant's property itself.

505.2 All Councillors declared a personal interest in Agenda item 4(ii) as the applicant was a fellow Councillor.

506. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 23 SEPTEMBER 2014.

506.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 23 September 2014. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

507.1 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 agreed to alter the order of the Agenda for the benefit of those persons present with interest in a particular application.

507.2 14/02924/TREE – 228 THE WELKIN
T1 – YEW. TRIM SIDES TO SHAPE AND TIDY, BY CUTTING BACK TO A MAXIMUM OF 1M.

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

507.3 14/03287/TCA – ELDON LODGE, PONDCROFT ROAD
FLOWERING CHERRY – REDUCE CROWN BY 1.5 METRES TO AMELIORATE OVERSHADOWING OF OWN AND NEIGHBOURS' GARDEN. ROWAN – PRUNE BACK TO PREVIOUS CUTS TO AMELIORATE OVERSHADOWING OF OWN AND NEIGHBOURS' GARDEN.

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AGREED RESPONSE: "The response to this application has already made by letter and email on 7th October 2014."

- 507.4 14/03330/FUL – 57 COMPTON ROAD
REMOVE LENGTH OF 1.8 METRE HIGH BOUNDARY FENCE TO FORM GATED VEHICULAR ACCESS AND FORECOURT PARKING, COMPRISING TWO BRICK PIERS AND DOUBLE TIMBER GATES 1.8 METRES HIGH, DROP KERBS FOR HIGHWAY CROSSOVER AND PERMEABLE HARD STANDING AREA.

Mr Jesson endorsed the Parish Council's proposed response, but added that the road traffic/pedestrian road safety issue will remain, particularly given the proximity of the telegraph pole near to the property in question. A member of the public said that the proposal would worsen the already difficult problem of parking for residents in this road.

AGREED RESPONSE: "Although the issue of the visibility splays seems to have been resolved to a certain extent, the other matters referred to in the Parish Council's previous response given from the Committee's meeting on 1st September 2014, remain, namely - (i) the adverse effect on space for car parking on the highway as a result of the proposed dropped kerb, and (ii) the proposal is unneighbourly and does not sit well within the Conservation Area. The Parish Council is also concerned at the pedestrian safety implications, given the proximity of the telegraph pole, and the remaining visibility issues. It will heighten the potential for vehicles failing to spot pedestrians, particularly children and elderly persons in this area, and the proposal will add considerably to those risks. For all these reasons the application cannot be supported."

- 507.5 14/03358/FUL – 4 PORTSMOUTH WOOD
TWO STOREY FRONT EXTENSION.

Mr Jesson noted that the application plans were not particularly clear, but that the LPS had no objections.

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

- 507.6 14/03411/FUL – 17-19 DENMANS LANE
CONSTRUCTION OF NEW DETACHED HOUSE.

Mr Jesson read out a pre-prepared statement, which had been circulated to the Deputy Clerk and to Members of the Committee just prior to the meeting. This paper outlined a number of objections to the application on behalf of the LPS by reference to the Village Design Statement and to Plan policies with the Local Plan 2004. Members felt that the points made by the LPS were both highly relevant and pertinent, and should be supported. The Deputy Clerk was therefore asked to summarise them at the meeting, and to submit a response as appears below.

AGREED RESPONSE: "The Parish Council very much supports the response, which the Lindfield Preservation Society will be making in regard to this application. In brief, the proposal does not meet the requirements of the Lindfield Village Design Statement (VDS). The proposal does not deal satisfactorily with the issue of the trees within the site (which sits within the Conservation Area), and how they are to be treated. This is contrary to policy B7 of the Local Plan 2004. Further, the design does not meet the requirements of Policy B1 of the Local Plan 2004, in terms of needing to respect the character of the locality by reference to building form, details and materials. The overlooking issues arising from the proposal have not been properly addressed and are contrary to policies B1 and H3 of the Local Plan 2004. The conflict of car parking with garden provision has not been adequately resolved as required by policy H3. To summarise therefore, this application cannot be supported as it is contrary to the principles of the VDS, and to policies B1, H3 and 8 of the Local Plan 2004."

- 507.7 14/02841/FUL – 120 HIGH STREET
CONSERVATORY.

Mr Jesson was satisfied that the fabric of the building wouldn't be affected, but was concerned at the proposal to demolish the brick built shed in the garden. The historical importance of this structure was unclear, and the application should be clear as to its significance. He agreed that if approved, the materials used in the construction of the conservatory needed to be appropriate and right for the setting of this particular property.

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AGREED RESPONSE: “The Parish Council objects to this proposed conservatory as it will have an adverse effect on the surrounding properties, and its bulk and materials are unsuitable for this important location.”

- 507.8 14/03435/LBC – 120 HIGH STREET
CONSERVATORY TO REAR OF DWELLING.

AGREED RESPONSE: “As above.”

- 507.9 14/03421/LDP – 31 FIELDWAY
PROPOSED REAR DORMER AND GROUND FLOOR 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 said that this type of application continued to be troubling, but accepted that the Parish Council's hands were rather tied.

AGREED RESPONSE: “As this is a request for a Lawful Development Certificate for the development, and provided that the Planning Authority is satisfied that the permitted development conditions are met, Lindfield Parish Council can only comment that there are no reasons for legal, valid objections as far as it is aware.”

- 507.10 14/03424/TCA – HIGH STREET AND COMPTON ROAD
RE-POLLARD ALL OF THE LIME TREES ALONG THE HIGH STREET IN LINDFIELD, FROM 47 HIGH STREET THROUGH TO 96 HIGH STREET, AND ALONG THE LENGTH OF COMPTON ROAD IN LINDFIELD.

AGREED RESPONSE: “Lindfield Parish Council has no objections to this application, and supports the proposal.”

- 507.11 14/03465/TREE – SUMMERHILL COTTAGE, SUMMERHILL LANE
T1 CONIFER – REDUCE BY 10M. T2 CONIFER – REDUCE BY 10M. T3 CONIFER – REDUCE BY A THIRD.
T4 CONIFER- REDUCE BY A THIRD.

Members expressed their support for the Tree Warden's comment as regards shaping, and agreed to add this to the response.

AGREED RESPONSE: “Lindfield Parish Council has no objections to this application, provided the trees are left in a properly shaped condition.”

- 508. 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.**

- 508.1 The Deputy Clerk reported that an amended plans application had been lodged in respect of 1 The Wilderness (ref no: 14/02800/FUL), but that there seemed to be confusion in respect of whether the application, which the Committee considered at its meeting on 1st September, had been approved by MSDC or not. On the MSDC planning webpage, it states “Status – awaiting decision.” but then “Decision – permission”. The Deputy Clerk will be making further investigations in this regard.

509. ANY OTHER BUSINESS

- 509.1 There was none reported.

The Meeting concluded at 8.28 p.m.