

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 15 DECEMBER 2015** in the King Edward Hall, Lindfield.

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

Present:

Parish Councillors: Mr. S Hodgson (Vice Chairman)
Mrs. V Upton
Mr. R Plass
Mrs. M Hersey
Mr. C Snowling
Mr. S Shortland
Mrs. J Durrant

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

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

Absent: Mr. A Gomme, Mr. W Blunden, and Mrs. E Hinze.

In the absence of the Chairman, the Vice Chairman, Councillor Hodgson, took the Chair for the meeting. The Chairman duly opened the meeting, welcomed those present, and announced the emergency procedure for the King Edward Hall.

082. APOLOGIES FOR ABSENCE.

082.1 Apologies for absence were received from Councillors Gomme, Blunden, and Hinze, and the reasons accepted.

083. DECLARATIONS OF INTEREST.

083.1 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.

083.2 There were no other declarations of interest on this occasion.

084. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 24 NOVEMBER 2015.

084.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 24 November 2015. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

085.1 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, where necessary, to alter the order of the Agenda for the benefit of those persons present with an interest in a particular application.

085.2 DM/15/4329 – 34 CHESTNUTS CLOSE

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FIRST FLOOR ROOF EXTENSION AND CONVERSION OF EXISTING GARAGE INTO A HABITABLE SPACE.

Mr Jesson said that there was a potential overlooking issue with regard to the side bedroom window, but noted that the application stated that this would be of obscured glass. He therefore thought it important that this was included as a planning condition. Whilst a number of neighbours expressed dissatisfaction, the applicant said that he had tried to deal with the overlooking issue sympathetically, hence the glazing with obscured glass. The Committee agreed that the issue of attaching the planning condition should be added to the response.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application provided a use of "matching materials and finishes" condition is attached. The Parish Council also notes that the side facing window to the new bedroom is stated as being "obscured". As this has a potential overlooking issue, it is therefore important that an appropriate planning condition is attached, requiring the window to be of opaque or obscured glass."

085.3 DM/15/4498 – CHIMNEY CORNER, HIGH STREET ERECTION OF A SINGLE STOREY, SINGLE PITCH ROOFED GARDEN ROOM EXTENSION.

Mr Jesson noted that the property has a very generous garden, and was very able to accommodate the proposal.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application provided a use of "matching materials and finishes" condition is attached."

085.4 DM/15/4501 – POND VIEW, 10 HIGH STREET FIRST FLOOR EXTENSION AND DORMER TO THE REAR OF THE PROPERTY.

Mr Jesson said that this was a large rear extension to a relatively small scale dwelling. Although the property is quite old, it is not listed, but that the house next door is listed. The LPS is therefore not comfortable with the proposal, and would want to seek to ensure that the setting of the listed building is respected, and any effects minimised. Councillor Snowling said that he thought there could be a significant effect on the setting, but that in his view, this was very much a borderline case. As such, he did not feel that there were any planning reasons for objecting. However, it was agreed to include the concerns within the response.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application provided a use of "matching materials and finishes" condition is attached. However, it also notes that the property is next door to a listed building. As such, the setting needs to be respected, and the impacts of the proposal suitably minimised."

085.5 DM/15/4518 – MALLING PRIORY, 88 HIGH STREET CONIFER – FELL.

Mr Jesson observed that the felling would certainly be in the interests of the nearby Yew tree.

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

085.6 DM/15/4531 – 41 COMPTON ROAD T1 BEECH - RAISE CANOPY BY 1.5M AND THIN CROWN BY 20%.

Mr Jesson drew to the Committee's attention, that no justification for the proposed work had been given.

AGREED RESPONSE: "Whilst the Parish Council notes that no apparent justification for the work has been given, it does not have any objections to this particular application."

085.7 DM/15/4562 – 233 THE WELKIN

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OAK - FELL. REPLANT WITH OAK SAPLING.

Mr Jesson said that he fully agreed with the Parish Council's proposed response.

AGREED RESPONSE: "Lindfield Parish Council notes that the tree does not appear to be diseased or in any other form of distress, and so cannot find any particular reason for the tree to be felled. However, the Parish Council will rely on the District Council's Tree Officer to determine this application in the appropriate way."

085.8 DM/15/4645 – 71 BROOKWAY
LOFT CONVERSION WITH REAR DORMER.

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

085.9 DM/15/4702 – HIGH BEECH, ROUNDWOOD LANE
DEMOLITION OF EXISTING CONSERVATORY AND PORCH, AND CONSTRUCTION OF NEW SINGLESTOREY PORCH.

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

085.10 DM/15/4718 – TENTERSMEAD, 18 HIGH STREET
T1 - HAWTHORN - REMOVAL OF DEAD BRANCHES, REDUCE AND RESHAPE. T2, T3, T4, T5, T6, T7, T8 - HOLLY TREES - ALL REDUCE BY 1.5M AND RESHAPE.

Mr Jesson said that he thought that all the work would be an improvement.

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

086. 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.

086.1 14/04475/OUT and DM/15/3415 – Land north of Birchen Lane: The Deputy Clerk reported that both the original planning application, and the amended planning application under appeal references APP/D3830/W/15/3012022 and APP/D3830/W/15/3137838 respectively, have been conjoined for the purposes of the appeals, and both will be heard at a public enquiry commencing on 16th February 2016. It was also confirmed that both appeals have been "called in", so will ultimately be determined by the Secretary of State.

086.2 DM/15/4457 – development of land to the south of Scamps Hill, Scaynes Hill Road: It was noted that there will be a public meeting in the King Edward Hall at 8.00 p.m. on Wednesday, 6th January 2016. Lindfield Rural Parish Council will be deciding on its response at a Council meeting on 11th January 2016, and Lindfield Parish Council will be considering its response to the application at an Extraordinary Council meeting to be held on 12th January 2016.

087. NEIGHBOURHOOD PLAN UPDATE.

087.1 Councillor Hodgson confirmed that following the recent further public consultation into the content of our Neighbourhood Plan, and having reviewed the twenty five responses received, Mid Sussex District Council (MSDC) Cabinet decided, on Thursday 30 November 2015, that the Plan should be put to a referendum. The referendum will be held on **Thursday 28th January 2016** for which residents will shortly be receiving their polling cards. It is now for the residents of the two Parishes to decide whether the Plan should form part of the District's planning strategy until 2031. The Plan to be voted on has already been published. It is basically a revised copy of the Plan submitted to MSDC by the Parish Councils of Lindfield and Lindfield Rural back in December 2014, together with a few minor changes to the wording, which were recommended by the independent Examiner. It stipulates that any new housing development should be within the current built-up area boundary of Lindfield and Scaynes Hill. However,

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following the latest public consultation, it was accepted that this should include the new Heathwood Park development beside Gravelye Lane, since all that land that has already been granted planning permission. MSDC's website has all the relevant details with the referendum timetable, and a copy of the Plan is also available for viewing at each of the Parish Council offices. The Steering Group will be holding pop-in Sessions on the 16th January 2016, in Scaynes Hill's Millennium Centre from 10.00 am to 12 noon, and in Lindfield's King Edward Hall Jubilee Room from 2.00 pm to 4.00 pm in the afternoon, in order to enable people to study the Plan, and ask questions.

087.2 Councillor Hodgson also referred to the advice recently received from MSDC, which was that Parish Councillors could promote the Neighbourhood Plan, but not Ward District Councillors.

088. LINDFIELD TRAFFIC SURVEY/STUDY.

088.1 The Deputy Clerk reported that, the Parish Council having now appointed the traffic consultant, Creative Roads Limited, a preliminary meeting had been held on 1st December 2015, in order to discuss the timetable for the project, and to bring the consultant up to date with some additional traffic issues. The Consultant confirmed that he would be starting the detailed survey work, and traffic data gathering exercise in February 2016, as this was the optimum time in terms of achieving the best results.

089. WEST SUSSEX COUNTY COUNCIL TREE WARDEN STEERING GROUP.

089.1 The Deputy Clerk drew the Committee's attention to the minutes of the last Steering Group meeting held on 1st December 2015. It was noted that that the County Council is looking at making further cuts over the next four years. All services have to find a further 20% in savings. The Environment Review took place earlier this year. As the Tree Warden Network doesn't deliver County Council statutory duties this makes it vulnerable, particularly as the County Council is now focusing on resourcing itself only and cannot continue to provide support outside of the organisation. Other options for continuing the service are being investigated. Surry CC has for example, moved to an independent charitable trust body. As things stand, there will be no funding for the Tree Warden scheme in the new financial year.

089.2 Lindfield Parish Council will need to keep this matter under review, and to be ready to gauge the effects of any changes made to the current arrangements, as regards its own Tree Warden service, which is an invaluable part of the planning process, when it comes to the consideration of tree applications.

090. ANY OTHER BUSINESS.

090.1 There was none reported.

The Meeting concluded at 8.29 p.m.