

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **TUESDAY 16 DECEMBER 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. W Blunden
Mr. M. Amor
Mr. S. Hodgson
Mr C. Snowling
Mrs V. Upton
Mrs J. Chatfield

Also present: Mr. J. Jesson, Lindfield Preservation Society (LPS). Councillor C. Hersey (Mid Sussex District Council). Seven members of the public were also present.

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

Absent: None

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

527. APOLOGIES FOR ABSENCE.

527.1 No apologies for absence were received.

528. DECLARATIONS OF INTEREST

528.1 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.

528.2 Councillor Blunden stated that he had a personal interest in item 4 (ii) on the Agenda (The Old Fire Station, Lewes Road) as he was the Chairman of the King Edward Hall Management Committee, and the KEH was the applicant in the matter. He therefore said that he would leave the room for the duration of the discussion of this item.

528.3 Councillor Snowling stated that he also had a personal interest in item 4 (ii) on the Agenda (The Old Fire Station, Lewes Road) as he was a Trustee of the King Edward Hall, and the KEH was the applicant in the matter. He therefore said that he would leave the room for the duration of the discussion of this item.

529. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 25 NOVEMBER 2014.

529.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 25 November 2014. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

530.1 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

LINDFIELD PARISH COUNCIL

of the Agenda items in order to accommodate those members of the public present, who wished to speak to a particular item.

- 530.2 14/03942/HOUS – 4 BY SUNTE
PROPOSED ROOF EXTENSION, IMPROVEMENTS AND ALTERATIONS TO DETACHED HOUSE AND GARAGE TO INCLUDE A FRONT PORCH, CONVERSION OF PART OF THE GARAGE TO A HABITABLE ROOM AND ADDITIONAL WINDOWS AND ROOF LIGHTS TO THE WEST ELEVATION.

Mr Jesson said that the LPS had no objections to this application.

AGREED RESPONSE: “The only part of the proposals about which the Parish Council has concerns is the roof of the garage. It is noted that the planning officer’s description of it is an incongruous feature. It would be helpful to know why that observation does not appear to have been followed. The Parish Council cannot therefore support this application.”

- 530.3 14/04060/FUL – OLD FIRE STATION, LEWES ROAD
THE MODIFICATION, EXTENSION AND REFURBISHMENT OF THE OLD FIRE STATION TO PROVIDE MORE SPACE FOR COMMUNITY USE. PROPOSAL TO INCLUDE DEMOLITION OF DILAPIDATED TIMBER LEAN-TO, WHICH WILL BE REPLACED BY NEW ROBUST CONSTRUCTION AND THE CREATION OF A FIRST FLOOR LEVEL WITHIN THE EXISTING ROOF SPACE TO INCLUDE A DORMER WINDOW ALONG THE SOUTH SIDE. A DEDICATED STORAGE AREA HAS BEEN PROVIDED TO AID COLLECTION OF WASTE.

Mr Jesson said that the LPS broadly supported the application, but acknowledged that there were some deficiencies. However, he thought that these could be addressed by being dealt with as reserved matters. He noted that the building is not listed, although the LPS had previously sought this. The applicant, Simon Cartwright on behalf of the KEH, said that the KEH was trying to provide additional community space, and to bring the building, which was in a poor state of repair, back into use. He did though, also acknowledge that there were some valid issues that he was prepared to address. However, he urged the Committee to approve the plans with appropriate provisos. Nonetheless, Councillors felt that the proposed comments should still go forward, but with an acknowledgment that if the matters of concern were addressed, the view might be different.

AGREED RESPONSE: “The Parish Council considers - (i) that the Old Fire Station should be treated as an "Other Building of Merit", and therefore it warrants a far more detailed application with full details, drawings and specifications for items such as replacement, and new windows, (ii) as an "Other Building of Merit" and a building of considerable local historical significance, it does not consider the addition of a second storey to this building is acceptable. It is contrary to policy B11 of the 2004 Local Plan, and (iii) traditional materials have not been specified for the extension or restoration of this building, and in particular the use of "maintenance free" or UPVC windows is not acceptable in a Conservation Area, even if they are not on general view to passers-by. Therefore, the Parish Council cannot at this point, support the application, but if the reservations expressed in the response were addressed by the applicant, it is possible that the position would change.”

[Note: In accordance with their declarations of interest above, both Councillors Blunden and Snowling left the room for the duration of the discussion of this item.]

- 530.4 14/04181/TREE – GUILDWOOD, 3 LITTLE BLACK HILL
FIVE LIME TREES – RE-POLLARD TO PREVIOUS PRUNING POINTS.

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

- 530.5 14/04186/HOUS – 27 HICKMANS LANE
PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE AND PORCH.

Mr Jesson said that the LPS is not enthusiastic about the proposal, as it will significantly alter the appearance of the house. It did not seem to be compliant with Policy B1 of the 20014 Local Plan. The

LINDFIELD PARISH COUNCIL

applicant said that his immediate neighbour is happy with the proposal, although he acknowledged that there had been an objection from no.29. Councillor Snowling said that there had to be a clear reason for objecting, and the fact that the extension may be different to others in the road, was not of itself, a reason for doing so. Councillor Blunden expressed his agreement to the point made by Councillor Snowling.

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

- 530.6 14/04190/ADV – PUBLIC TOILETS, DENMANS LANE
ONE NO. NON-ILLUMINATED ALUMINIUM PANEL SIGN WITH BLACK POWDER-COATED STAINLESS STEEL FRAME TO DISPLAY A COLOUR VILLAGE MAP.

AGREED RESPONSE: "The Parish Council makes no comment in respect of this application, as it is in fact the applicant in the matter."

- 530.7 14/04200/ADV – LINDFIELD MEDICAL CENTRE, 57 HIGH STREET
ONE NO. NON-ILLUMINATED ALUMINIUM PANEL SIGN WITH BLACK POWDER-COATED STAINLESS STEEL FRAME TO DISPLAY A COLOUR VILLAGE MAP.

AGREED RESPONSE: "The Parish Council makes no comment in respect of this application, as it is in fact the applicant in the matter."

On both these applications, Mr Jesson very much welcomed the progress the Parish Council had made towards concluding the project, and congratulated all concerned. He also pointed out a mistake in the second application, in that the location of the Map had also been described as being on the exterior toilet wall, which was clearly not the case.

- 530.8 14/04269/LBC – PARTRIDGES, BLACK HILL
REPAIR TO CHIMNEY ON REAR ELEVATION TO INCLUDE A 300MM CHIMNEY POT AND VENTED SPIGOT INSERT.

The applicant said that he would indeed be matching materials like-for-like, and that he was in effect reinstating what was there before, but with a spigot on the top.

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

- 530.9 14/04282/HOUS – 9 EASTERN ROAD
PROPOSED NEW SINGLE STOREY REAR EXTENSION WITH PITCHED ROOF WITH 4 NO. VELUX ROOFLIGHTS. NEW DOUBLE STOREY EXTENSION TO FRONT OF PROPERTY.

Mr Jesson said that the LPS supported the proposal, and that because the roof is being extended in the way that it was, this was particularly the key to its success. The Committee agreed to add this comment to its response.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, as long as matching materials and finishes are used. It should be noted that the nature and design of the roof (pitched) to the extension is a key to its success."

- 530.10 14/04279/HOUS – 48 SAVILL ROAD
NEW PITCHED ROOF OVER EXISTING GARAGE TO PROVIDE ADDITIONAL ANNEXE ACCOMMODATION.

Mr Jesson said that the proposal will make it look as though there are three distinct properties, and did not feel that this was right for Savill Road. He believed that the spacing policy was not being respected, and that the size of the annexe was excessive. The applicant stated that he needed additional living space to support his extended family, and believed that the overall look of the property will be improved,

LINDFIELD PARISH COUNCIL

particularly by putting on the pitched roof. Broadly speaking, Councillors were in favour of the proposal, but Councillor Hodgson said that he couldn't support it as he agreed with the views expressed by Mr Jesson. The Chairman therefore put the proposed response to the vote. On a show of hands, this was carried by seven votes to one.

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

530.11 14/04326/TREE – OAK TREE HOUSE, 5 PICKERS GREEN
T1 – OAK – FELL.

Mr Jesson noted with disappointment, that there was no clear arboriculture report, and that there should be an authoritative document to justify the proposal.

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

530.12 14/04362/TREE – 12 FINCHES GARDENS
T1 – SCOTS PINE – FELL.

Mr Jesson noted that the tree appeared to be in good health, and repeated the point made above.

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

531. 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.

531.1 The Deputy Clerk had previously reported that the planning application 14/02800/FUL for 1 The Wilderness (single storey double carport and wood store. Amended Plans received 06.10.14 showing hipped roof to garage), which the Committee had considered on a number of occasions (most latterly at its meeting on 3rd November) had been referred for decision to MSDC's Planning Committee B on Thursday 27th November. The Deputy Clerk now reported that the application had been approved by MSDC on 2nd December in accordance with the planning officer's recommendation, and that a copy of the consent had been circulated to Members for noting.

532. PROPOSED WAITING RESTRICTION ON BACKWOODS LANE UNDER A TRAFFIC REGULATION ORDER (TRO)

532.1 Councillor Blunden reminded the Committee that this was a proposal very much encouraged by the Parish Council as part of the plans to resolve the traffic and parking problems in this road, and as part of the Safer Routes to School initiative being taken forward by Lindfield Primary School. It is a sensible way forward, and it will help with the School crossing issue. It should also hopefully encourage more parents and children to walk to the School.

532.2 It was therefore **AGREED** that the Parish Council should raise no objection to the proposal, and in fact the Parish Council would wish to actively support the TRO. The Deputy Clerk was instructed to respond formally to West Sussex County Council accordingly.

533. LAND OFF HIGH BEECH LANE – PROPOSED DEVELOPMENT

533.1 The response to a letter to Reside Developments Limited inviting the Parish Council to a meeting to discuss the proposed development of this site was noted and discussed. It was particularly noted that although the land falls within the area of the Rural Parish (and it has received a similar invitation) most of the effect of such a development would be felt in Lindfield. The Chairman reminded the meeting that the general approach was not to engage with developers, as this might send the wrong signals. Councillor Snowling said that the "policy" was a good one, and that the Parish Council's judgment on a subsequent planning application might be challenged, if indeed it was to attend such a meeting.

LINDFIELD PARISH COUNCIL

533.2 It was therefore **AGREED** that the Parish Council should decline the invitation, and the Deputy Clerk was instructed to reply to the letter accordingly.

534. ANY OTHER BUSINESS

534.1 The Chairman reported that the land at Birchen Lane planning application, considered earlier in the year by the Committee, had been withdrawn, and a fresh application lodged at MSDC. It was likely that this would be on this week's planning list, and so would come before this Committee at its next meeting on 5th January 2015. However, it was noted that the public response deadline is 16th January, and that this was an unrealistic timescale, given the time of year. Councillor Hersey said that she had received representations to try and have the deadline extended by MSDC. Councillor Snowling said that he had already sent an email expressing his concern. There was general agreement that the response period should be extended, and that the Parish Council should support the approaches being made by residents and others, in that regard.

The Meeting concluded at 8.47 p.m.