

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 19 SEPTEMBER 2017** in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

Present:

Parish Councillors:

Mr. C Snowling (Vice-Chairman)
Mr. W Blunden
Mrs. M Hersey
Mrs. S Richmond

Also present:

Mr. J Jesson, Lindfield Preservation Society (LPS)
Ms. M Tyler, Lindfield Preservation Society (LPS)
2 members of the public (both left after completion of item 335.4)

In attendance:

Mr. A Funnell (Clerk Designate)

Not present:

Mr S. Hodgson (Chairman)
Mr. M Damsell
Mr. R Plass
Mrs. V Upton

In the Committee Chairman's absence the Vice Chairman, Councillor Snowling chaired the meeting. Herein the Vice Chairman will be referred to as the Chairman for the purpose of these minutes.

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

332. APOLOGIES FOR ABSENCE.

332.1 Apologies for absence were received from Councillor Damsell, Councillor Hodgson, Councillor Plass and Councillor Upton and the reasons accepted.

333. DECLARATIONS OF INTEREST.

333.1 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. Additionally, Councillor Hersey declared a personal, prejudicial interest in Minute item 336.1 FORMER TAVISTOCK AND SUMMERHILL SCHOOL as her son is involved in the development. She said that she would therefore not comment whilst the Chairmen made his statement.

333.2 Councillor Blunden declared a personal, non pecuniary interest in Agenda item 4(vi) 55 MEADOW LANE. He said therefore that he would not participate in discussions on this item.

334. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS) HELD ON 29 AUGUST 2017.

334.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 29 August 2017. It was **AGREED** to **APPROVE** the Minutes, and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

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335.1 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.

335.2 The Chairman moved agenda items 4iii & iv (MEAD COTTAGE) to be considered first as two members of the public attended specifically regarding this application.

335.3 DM/17/ DM/17/3386/FUL – MEAD COTTAGE, LEWES ROAD
PROPOSED SINGLE STOREY SIDE EXTENSION.

LPS had no objections to the application. The society praised the applicants for both the proposed use of sympathetic materials, and the restrained development. Councillors echoed these comments.

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

335.4 DM/17 DM/17/3387/LBC – MEAD COTTAGE, LEWES ROAD
PROPOSED SINGLE STOREY SIDE EXTENSION

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

335.5 DM/17 DM/17/3349/FUL – 10, BECKWORTH CLOSE
ERECTION OF SMALL SINGLE OAK CAR PORT ON CORNER OF FRONT DRIVEWAY.

LPS had no objections to the application.

The Chairman expressed disappointment with the positioning of the proposed works. Councillor Blunden commented that it reminded him of a similar development on Pickers Green.

AGREED RESPONSE: Lindfield Parish Council objects to this application. It is considered that the building in this position would be detrimental to the street scene so would be unneighbourly and beyond the building line.

335.6 DM/17/ DM/17/3521/TREE – 20, PICKERS GREEN
T4 OAK - REDUCE CROWN BY 2.5M, REMOVE ONE LOW BRANCH GROWING TOWARDS THE PROPERTY AND REMOVE TWO DEAD BRANCHES.

LPS has no objection as they believed the proposed works were proportionate and would improve the tree/view.

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

335.7 DM/17/ DM/17/3544/TREE – 41, WEST COMMON
LIME TREE (T24) - REDUCE CROWN BY UP TO 10 METRES AND THIN BY UP TO 20%.

LPS queried the description of the works on the agenda as being different to that on application. The Chairman confirmed that the Councillors had used the description of the works provided in the application.

Post Meeting Note: the description used on the Agenda was that provided by MSDC on their website and weekly listing. In the application the applicant describes the proposed works as: "T24 – Lime Tree Work to remove numerous dead branches and, at the same time, reduce crown height and width by 30% to effect a more balanced shape."

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

335.8 DM/17/ DM/17/3567/FUL – 55, MEADOW LANE
PROPOSED SINGLE STOREY REAR EXTENSION

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LPS had no objections to the application.

The Chairman and Councillor Hersey considered whether the proposed works would have a significant impact on the neighbours' amenities and the view from the street. It was considered that there would be only a very low impact.

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

336 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.

- 336.1 DM/17/3068 – Former Tavistock and Summerhill School: Proposed demolition of all existing redundant school buildings, structures and hard standing. The Chairman referred to Item 326.2 of the Planning and Traffic Committee Minutes dated 08 August 2017. At that meeting Councillor Plass advised that he had received emails from residents regarding the proposed demolition of the site. It was recorded that the site was not listed, nor was it in a conservation area. It was understood at that time that an MSDC Conservation Officer would visit the site and determine whether any objections to the demolition should be made. It was decided at that meeting that if the Conservation Officer subsequently consulted the Parish Council following the site inspection then the matter would be referred to the Parish Clerk under delegated authority, in consultation with the Committee Chairman and Vice Chairman. The Parish Council received no further communication from MSDC regarding the Conservation Officer's visit to the site. As the Parish Council heard nothing further, and had no powers in relation to an application for demolition, no comments were submitted.
- 336.2 DM/17/1119 – Tachbrook Lewes Road Lindfield Haywards Heath West Sussex RH16 2LN: Demolition of existing bungalow and kennel buildings. Construction of a detached dwelling with a further two (semi-detached) dwellings to the rear. (Amended and accurate site plan received 2nd June 2017) The Clerk Designate reported that the application had been refused.
- 336.3 DM/16/4857 - White Horse Inn 22 High Street Lindfield Haywards Heath West Sussex RH16 2HH: Change of use to restaurant and retrospective consent for a side extension and roof modifications. (Extraction details 12/7 and elevations 20/7 received).The Clerk Designate reported that the application had been granted.
- 336.4 DM/17/2271 - Land To The East Of High Beech Lane/ Land North Of Barrington Close Barrington Close Lindfield West Sussex: Outline application for the erection of 43 (one, two, three, four and five bedroom) dwellings and three self/ custom build plots (use class C3) with associated infrastructure, landscaping and access. All matters to be reserved except for access. Amended description 21/8/2017 to include self / custom build. The Clerk Designate reported that Councillor Margaret Hersey made representations at the Mid Sussex District Council's District Wide Committee that the application should be refused. The application though was granted.
- 336.5 In addition to the Clerk Designate's report, Councillor Hersey advised that the granted applications for the White Horse and Land to the East of High Beeches would both have to adhere to various restrictions.

337. ANY OTHER BUSINESS.

- 337.1 DM/17/3311 - Land To The East Of Gravelye Lane Gravelye Lane Lindfield West Sussex: Reserved Matters application for the approval of the appearance, landscaping, layout and scale pursuant to outline permission DM/16/5648 which provides for the development of the site for up to 130 dwellings with new access, landscaping and open space. Councillor Blunden advised the Chairman that an email had been received from LPS asking the Council to reconsider its decision, at the meeting dated 29th August 2017, not to review the application. It was suggested by Councillor Blunden that the outgoing Deputy Clerk be asked whether he would consider undertaking this work. It was **AGREED** that under delegated authority

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the Clerk Designate, in consultation with the Chairman, and Vice Chairman, of the Committee would contact the outgoing Deputy Clerk to see if he would be willing to complete a review, and, if so, to forward it to MSDC.

The meeting concluded at **20.34**.