

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **MONDAY 1 SEPTEMBER 2014** in the King Edward Hall, Lindfield.

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

Present: Parish Councillors: Mr. A Gomme (Chairman)
Mr. M. Amor
Mr. S. Hodgson
Mr C. Snowling
Mr W. Blunden
Mrs V. Upton

Also present: Mr. J. Jesson, Lindfield Preservation Society (LPS).
4 members of the public (for part(s) of the meeting only)

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

Absent: Councillors Mrs. M. Hersey (Vice-Chairman), Mrs. J. Chatfield

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

486. APOLOGIES FOR ABSENCE.

486.1 Apologies for absence were received from Councillors Hersey and Chatfield and the reasons were accepted.

487. DECLARATIONS OF INTEREST

487.1 Councillor Snowling declared a personal interest in item 5(i) (Dukes Barn Court) on the Agenda, as he still had some involvement with the applicant, Affinity Sutton, and so said that he would neither speak nor vote in the matter.

488. QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC.

488.1 There were none that would not be coming up under Agenda item 5.

489. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 12 AUGUST 2014.

489.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 12 August 2014. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

490.1 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.

490.2 14/02661/FUL – DUKES BARN COURT, NEWTON ROAD
TO STEP THE UNIT SITUATED ON PLOT FOUR BACK, WITH REGARDS TO THE
EXTANT PLANNING APPLICATION REFERENCE 13/02660/FUL.

AGREED RESPONSE: "Lindfield Parish Council has no objections to the building being moved back"

490.3 14/02701/FUL – 57 COMPTON ROAD

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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 commented that the drop kerb was an issue, as it would lead to a loss of available parking Space in the road, and so the LPS could not support the application. A member of the public also expressed some concern about the safety concerns that had been referred to by West Sussex County Council, particularly as regards the visual aspects of the proposal. Cllr Blunden said that he agreed with the comments, and also referred to the adverse effect of the proposal on the Conservation Area. Councillor Snowling also supported these comments, and felt that the proposal was unneighbourly.

AGREED RESPONSE: "Lindfield Parish Council is not able to support this application because of the effect on car parking as a result of the dropped kerb. There is already considerable pressure on parking in this particular road, and any loss should be resisted. The safety issues as expressed by West Sussex County Council Highways are also of concern. In conclusion, the Parish Council's view is that the proposal is unneighbourly, and does not sit well within the Conservation Area."

490.4 14/02730/FUL – 11 BACKWOODS LANE
WORKSHOP EXTENSION TO GARAGE.

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

490.5 14/02795/COU – 69B HIGH STREET
CHANGE OF USE FROM (B1) OFFICES TO (B1) OFFICES AND (D1) PHYSIO CLINIC.

Mr Jesson commented that the LPS had no objections in principle, provided that there were no changes to the building itself.

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

490.6 14/02800/FUL – 1 THE WILDERNESS
SINGLE STOREY DOUBLE CARPORT AND WOOD STORE.

An immediate neighbour asked that the application be not supported for the reasons, which have been set out in a number of emails to the Parish Council. One of the main issues was the spacing between buildings, and he particularly referred to the Inspector's report regarding an appeal in respect of a previous, similar application, which had been dismissed. The neighbour stated that the proposal would make the buildings look like one structure. Councillor Snowling had nothing to add to the recommendation, but commented that the proposal needed to be considered in the light of (i) the likely impact on the neighbours, and (ii) the effect on the general environment.

AGREED RESPONSE: "Whilst the efforts of the applicants to address previous concerns are recognised, Lindfield Parish Council still has deep reservations regarding this application, especially the adverse effect on the street scene in this particularly sensitive area of Lindfield, given also the Wilderness's proximity to the Conservation Area. It therefore remains contrary to the principles set out in Policy B1 of the 2004 Local Plan, and as such it cannot be supported. As a general comment, we note that as this is the third such application, it might be considered appropriate for it to be considered by the relevant Planning Committee."

490.7 14/02865/TCA – BROOMFIELDS, 54 HIGH STREET
FELL AND REMOVE ROOT OF GUM TREE IN REAR GARDEN.

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

490.8 14/02790/FUL – ARCHWAY HOUSE, OLD PLACE, HIGH STREET
GROUND FLOOR SINGLE STOREY REAR EXTENSION.

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Mr Jesson commented on behalf of the LPS, and those comments are attached.

AGREED RESPONSE: “Any material alteration to the property is regrettable, but Lindfield Parish Council notes with concern that given the historical importance and prominence of this building, the comments and input of English Heritage have not yet been received. The Council would therefore wish to defer comment until that input is known.”

490.9 14/02794/LBC – ARCHWAY HOUSE, OLD PLACE, HIGH STREET
SAME AS FOR ABOVE.

AGREED RESPONSE: “Ditto as above.”

490.10 14/02918/COU – 44A HIGH STREET (BOOKSTOP)
CHANGE OF USE FROM A1 TO DUAL USE OF B1 AND D1 USAGE.

A number of Councillors expressed concern at the loss of retail space within the Village, and made reference to the comments made in respect of the previous change of use application (to café and restaurant use), which still applied. The applicant spoke in favour of the application, and outlined her plans for running physiotherapy and pilates sessions from the premises. The applicant recognised the parking difficulties, but hoped that as this was to be very much a local venue, people would walk to the property. She mentioned that similar plans for the change of use at 69B High Street (referred to above) would be short term, if the plans for this property went ahead. Councillor Blunden said that he wasn't convinced on the retail point, because of its set-back location. He also did not want to see the property left empty for many months, whilst the parties tried to find a retail use. Councillor Snowling reminded the meeting that resisting loss of retail space was policy, and that once it had been properly shown that there was no viable retail use, it may be that such an application should succeed. Councillor Amor said that he was prepared to support the application now.

As there were a number of differing views, the Chairman called for a vote on Councillor Snowling's proposal that the agreed response should be along the lines of the below. There were 3 votes in favour, 1 against, and 2 abstentions. Accordingly, the proposal was carried.

AGREED RESPONSE: “Whilst a change of use for this property may be something that could be considered in the future, Lindfield Parish Council is not able to support the current application at the present time. The proposal is contrary to the policy which resists the loss of A1 retail units, and the Parish Council has seen no evidence to suggest that the continuation of A1 use is no longer viable. The Parish Council is not satisfied that sufficient efforts have yet been taken by the relevant parties to continue the use of the premises as a shop, or some other retail use. Accordingly, the proposal conflicts with saved policy S7 of the 2004 Local Plan, and Policy 5 of the draft Neighbourhood Plan, which also seeks to resist the loss of retail units. There also remains concern about car parking, and the Parish Council understands from the current leaseholder that there is only permitted parking for one car for the use of the business, not customer parking as indicated in the application.”

490.11 14/02961/TCA – 9 HIGH STREET
T1 SILVER BIRCH – FELL.

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

491. 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.

491.1 The Deputy Clerk reported that the planning application 14/00661/OUT for the land south of Sunte House, Gander Green, Haywards Heath (proposed construction of 15 no. residential dwellings with associated garaging and parking – formation of driveways and upgrading of existing access way) had been dismissed by the Planning Inspector on appeal (dated 19/08/14).

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492. NEIGHBOURHOOD PLAN.

- 492.1 The Chairman of the Steering Group reported that following the health-check by MSDC, prior to formal submission of the Plan to the Planning Authority, some concern had been expressed about the statutory consultation process carried out under Regulation 14(b) of the Neighbourhood Planning (General) Regulations 2012. In the light of this development, the formal submission would have to be delayed, whilst the issues raised were considered. It may be that wider consultation, particularly with those statutory bodies where no response was received at all, will be required.

493. PENLAND FARM PLANNING APPLICATION (13/03472/OUT) – FOR UP TO 235 DWELLINGS AND ANCILLARY WORKS ON LAND AT PENLAND FARM, HAYWARDS HEATH.

- 493.1 The Deputy Clerk confirmed that the above planning application, which had been refused by MSDC, had gone to appeal under reference APP/A3830/A/2218078. The Committee noted the minor amendments made to the application, and submitted both to MSDC and the Planning Inspectorate. The main change was moving the proposed roundabout approximately 10-15 metres southwards from its original location. The Committee took the view that the changes made no difference to its previous comments and objections, as submitted to MSDC on 6th December 2013.

It was therefore **AGREED** that the Deputy Clerk write to the applicant, MSDC, and the Planning Inspectorate repeating and reiterating the response previously given in respect of the matter.

494. PLANNING & TRAFFIC COMMITTEE BUDGET PROGRESS 2014/15: TO REVIEW PAYMENTS MADE FROM 01.06.14 TO 31.07.14.

- 494.1 **NOTED:** there had been no expenditure to date during the current financial year from the P&T in-year budget totalling £40,200.00 or from the reserves of £34,490.00.

495. ANY OTHER BUSINESS

- 495.1 No other items of business were raised.

The Meeting concluded at 8.42 p.m.