

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **TUESDAY 20 MAY 2014** in the King Edward Hall, Lindfield.

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

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

Also present: Councillor C Hersey (MSDC), Mr J. Jesson, Lindfield Preservation Society (LPS), and 1 member of the public.

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

Absent: None.

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

449. ELECTION OF CHAIRMAN

449.1 This being the first meeting of the Committee for the new Council year, Councillor Blunden as Chairman of Council, called for nominations for the office of Chairman of the Planning & Traffic Committee for the Council year 2014/15. Councillor Gomme was **PROPOSED** and **SECONDED**. There being no other nominations, Councillor Alan Gomme was duly **ELECTED** as Chairman of the Planning & Traffic Committee for the Council year 2014/15.

450. ELECTION OF VICE CHAIRMAN

450.1 The Chairman called for nominations for the office of Vice Chairman of the Planning & Traffic Committee. Councillor Hersey was **PROPOSED** and **SECONDED** and, there being no other nominations, Councillor Margaret Hersey was duly **ELECTED** as Vice Chairman of the Planning & Traffic Committee for the Council year 2014/15.

451. APOLOGIES FOR ABSENCE.

451.1 There were none.

452. DECLARATIONS OF INTEREST

452.1 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.

452.2 Councillor Blunden declared a personal interest in Agenda item 6(ii) as he lives close by to the property in question, and so said that he would neither speak nor vote in the matter.

452.3 Councillor Snowling declared a personal interest in Agenda item 6(ii) as he also lives close by to the property in question. He also declared a minor personal interest in Agenda item 6(vi) as the applicant is a friend of his wife.

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453. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 29 APRIL 2014.

453.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 29 April 2014. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

454.1 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 of the Agenda in order to cater for those persons present wishing to speak to an application.

454.2 14/00775/FUL – LIMES COTTAGE, 105 HIGH STREET RETROSPECTIVE SINGLE BAY OAK FRAME GARAGE AND STORE.

Mr Jesson noted that the previous drawings were on the wrong scale, and that these had now been Corrected in this application.

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

454.3 14/01348/FUL – PONDCROFT BARN, PONDCROFT ROAD REINSTATEMENT OF HOIST AT FRONT OF BUILDING. THIS WILL BE DECORATIVE, NOT LOAD BEARING AND NO MOVING PARTS.

Mr Jesson commented that there didn't appear to be any evidence that the hoist was there before, but as it probably had been, this was a feature that did not cause the LPS any difficulty.

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

454.4 14/01468/FUL – 52 SUNTE AVENUE CONVERSION OF EXISTING GARAGE INTO HABITABLE ACCOMMODATION. TWO STOREY REAR EXTENSION AND ADJACENT FIRST FLOOR EXTENSION.

Mr Jesson broadly agreed with the Council's comments, but had some concerns over how the proposal might affect the adjoining property at no.54.

AGREED RESPONSE: "Lindfield Parish Council is concerned that the proposed addition of a window above the staircase would be out of keeping not only with the other windows at the front of the house, but also with neighbouring properties' windows. Otherwise, it has no objections to the application."

454.5 14/01472/FUL – 36 DUKES ROAD DEMOLITION OF EXISTING GARAGE AND CONSERVATORY, WITH PROVISION OF SINGLE STOREY SIDE AND REAR EXTENSION.

Mr Jesson noted that the gable end above the garage is a fairly large and prominent feature, and could have been a bit more neighbourly.

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

454.6 14/01489/FUL – 43 DENMANS LANE REPLACEMENT DWELLING WITH MATERIAL AMENDMENTS TO ELEVATIONS.

Mr Jesson thought that the proposal was a distinct improvement.

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AGREED RESPONSE: "Lindfield Parish Council notes the conditions imposed by MSDC on the previous application and trusts that they will be re-imposed. It remains concerned however, that there does not appear to be any provision for protecting the surface of Denmans Lane adjacent to the property. The state of the road in connection with the existing building works has been a source of complaint to the Parish Council on a number of occasions. Otherwise, the Parish Council has no objections to the application."

- 454.7 14/01528/TCA – MEDLANDS, BLACK HILL
T1 OAK. REMOVE LOWEST 2 BRANCHES OVERHANGING 3 HIGH STREET. REDUCE OVERHANGING BRANCHES BY UP TO 2 METRES.

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

- 454.8 14/01053/FUL – HIGH VIEW, 8 BARRINGTON WOOD
TO INFILL EXISTING BALCONY, TO FORM PART OF THE BEDROOM.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application as long as matching materials and finishes are used."

- 454.9 14/01485/FUL – 10 BROOK LANE
PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION.

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

- 454.10 14/01534/FUL – ACORNS, 59 DENMANS LANE
PROPOSED SINGLE STOREY FRONT EXTENSION TO FORM ENLARGED ENTRANCE PORCH AND STUDY.

Overall, Mr Jesson said that he was in agreement with the Council's comments, but noted that as the property also operated as a business, there was a concern that the proposal could lead to an intensification of the business use. The position was not clearly stated in the application. An immediate neighbour spoke against the application, and said that it would be detrimental to the residential amenity of the area. As the property had apparently already been extended on a number of occasions, it would in his view, also represent overdevelopment. Councillor Snowling said that the Council had to consider the application before it, and that some of the concerns would be a matter of opinion. These would need to be addressed by separate planning applications as appropriate. In the light of these comments, the Committee agreed to reflect the concerns in the response to MSDC.

AGREED RESPONSE: "Lindfield Parish Council has no objections in principle to this application, subject to matching materials and finishes being used by the applicant. However, the Council notes that the property is used as a business, for a children's nursery, and has been the subject of a number of previous extensions. The Parish Council would be concerned if the proposal was to lead to an intensification of the business use, given the proximity of other residential properties and the effect on residential amenity, and so would recommend some condition if possible, preventing this, or clarification that any such extended use must be the subject of a further, separate planning application."

- 455. 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.**

- 455.1 The Deputy Clerk reported that the planning application (14/00627/FUL) for Heathers in Brushes Lane, "proposed two storey side extension" had been granted by MSDC on 8th May 2014, subject to a number of conditions, including a requirement to close the existing vehicular access onto the Wilderness on completion of the extension.

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- 455.2 Councillor Hersey advised the Committee that the planning application (14/00209/OUT) land north of Birchen Lane, Haywards Heath for up to 48 dwelling houses (revised information received) had once again been strongly opposed at a meeting of Haywards Heath Town Council, in confirmation of their earlier decision taken in April.

456 NEIGHBOURHOOD PLAN UPDATE

- 456.1 Councillor Gomme, the Chairman of the Steering Group updated the Committee on the Steering Group meeting that had taken place in public on 8th May 2014. This had also been attended by representatives of MSDC (Claire Tester, Head of Economic Promotion and Planning, and Councillor Norman Webster, Cabinet Member for Planning), and Action in Rural Sussex (Neil Homer). The ongoing difficulties of the District Plan were discussed, particularly as regards the Duty to Cooperate. The latest refinements to the Neighbourhood Plan were highlighted at the meeting, following the recent consultation period, and the Plan was now being modified as far as possible, in order to take account of the comments received. Once this has been done, the Plan will be sent to MSDC and Planning Aid for a health check, prior to formal submission to MSDC for the independent examination stage. Currently, the consultation statement, and the Basic Conditions Statement were also in the course of preparation. The Steering Group is working up a timetable for the next phases of implementing the Plan.

457 UPDATE TO MSDC'S HOUSING SUPPLY DOCUMENT

- 457.1 The letter from MSDC dated 6th May 2014, had been circulated to Members, but the Deputy Clerk read out the salient parts. In essence MSDC is updating its Housing Supply Document published in 2013 (also known as the Strategic Housing Land Availability Assessment), and is asking all Town and Parish Councils to submit details of any new sites they wish to be included in the Assessment, along with any further information relating to sites within the existing Assessment.
- 457.2 After discussion it was **RESOLVED** to respond that Lindfield Parish Council could not submit any new sites, and none had come forward during the Neighbourhood Planning process. In addition, it has no further information relating to sites within the existing Assessment, insofar as there are any within Lindfield Parish anyway (as opposed to Lindfield Rural Parish).
- 457.3 Councillor Snowling commented that there appeared to be little recognition of the contribution that the area has made in terms of new housing provision in recent years, and that many people had already been absorbed into the Village and surrounding areas, or would be soon. The Limes, and the Barratts (former Wates) developments were particularly referred to. The details and numbers are set out in the draft Neighbourhood Plan.

458. ANY OTHER BUSINESS

- 458.1 Councillor Blunden reported back on the two liaison Group meetings he had now attended, regarding the development of the Gravelye Lane/Lyoth Lane (former Wates site), and said that this should now be referred to as the Barratts site. It was noted that construction work was now underway, and that the intention was to have the show houses and flats ready in time for around October 2014. He also advised the Committee that the developer would be seeking planning consent for a new, temporary works entrance to the site from Scamps Hill, and concern was expressed that this should be absolutely temporary, and not a pre-cursor to any attempt to open up a new permanent access, in breach of assurances given with regard to the existing planning consent.

The Meeting concluded at 8.50 p.m.