

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 21 FEBRUARY 2017** in the King Edward Hall, Lindfield.

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

Present:

Parish Councillors: Mr. A. Gomme (Chairman).
Mr. S Hodgson (Vice Chairman).
Mr. W Blunden
Mr. R Plass.
Mrs. M Hersey
Mrs. V Upton

Also present:

Councillor C Hersey (Mid Sussex District Council)
3 members of the public (for part or all of the meeting).

Not present: Councillor S. Shortland and Councillor C. Snowling.

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

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

248. APOLOGIES FOR ABSENCE.

248.1 Apologies for absence were received from Councillors Shortland and Snowling, and the reasons accepted.

249. DECLARATIONS OF INTEREST.

249.1 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.

249.2 Councillor Blunden declared a personal, non-pecuniary interest in Agenda item 4(vi), (Swan Cottage, 3 Pondcroft Road) as he lives in the same road as the applicant. He said that he would therefore neither speak nor vote in the matter, but would stay in the room.

250. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 31 JANUARY 2017.

250.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 31 January 2017. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

251.1 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. As Mr Jesson, the usual representative from the Lindfield Preservation Society (LPS) could not be present, it was agreed that the Deputy Clerk read out the Society's comments. It was also agreed to alter the order of the Agenda, where necessary, for the benefit of those persons present with an interest in a particular application.

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251.2 DM/17/0225 – 21 BACKWOODS LANE

PROPOSED SINGLE STOREY FRONT EXTENSION, INTERNAL REMODELLING WITH THE ADDITION OF A NEW ROOFLIGHT AND REAR GARDEN DOORS. REPLACE EXISTING TIMBER STORAGE UNIT IN FRONT GARDEN WITH A NEW TIMBER STORAGE UNIT.

LPS: LPS has, subject to matching materials, no objections.

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

251.3 DM/17/0230 – OLD DAIRY COTTAGE, 1B BACKWOODS CLOSE

SINGLE STOREY REAR EXTENSION, INTERNAL ALTERATIONS AND A PROPOSED PORCH.

LPS: LPS comments that the two entrance porches on these are differently sized but uniformly styled cottages would no longer match.

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

251.4 DM/15/2908 – POSTMASTERS, 34 HIGH STREET

REVISED DESCRIPTION - RETROSPECTIVE APPLICATION FOR REVISIONS TO PERMISSION 14/0513/FUL RELATING TO THE ERECTION OF A TIMBER SUMMER HOUSE TO THE REAR OF THE PROPERTY, CONSTRUCTION OF A DWARF WALL AND VARIATION TO FENESTRATION. PREVIOUSLY PROPOSED FENCING TO THE FRONT AND FLAGPOLE REMOVED FROM THE APPLICATION.

LPS: Now that the front fencing and flagpole are not included in the application, the LPS has no objections. A member of the public, Mr Kerslake, said that if the front picket fencing is to be replaced, it must be done like-for-like. The timber shed/studio presented a problem, as it is unclear as to what its intended use is, and there could be disturbance to neighbours. The proposal does not enhance or preserve the Conservation Area, and as there are nearby listed buildings, the setting must be preserved. There are issues with the windows and bi-folding doors. The application therefore breaches policies B10 and B12 of the Mid Sussex Local Plan 2004. The application is difficult to fully judge, and it needs to be much more detailed. The applicant stated that they had tried to keep the proposals in keeping in terms of style and colour. They have tried to improve the appearance overall. They acknowledged that the plans had missed the window details. They said that the shed/studio is to be used as a sewing room. Councillor Gomme said that he found the whole situation rather unsatisfactory, and there were quite a few aspects that did not agree with the previously consented application. He felt that the application should be withdrawn, and a fresh one submitted with full details. This was agreed by the Committee.

AGREED RESPONSE: The garden room/studio does not clearly state its use or intended purpose. Lindfield Parish Council finds the application muddled and incomplete, insofar as some elements relating to the work already carried out appear not to be in accordance with the existing consent. Overall, the Parish Council considers therefore, that this retrospective application is not supported by proper documentation that makes it clear as to what is being proposed. Accordingly, we feel that it is of an unacceptable standard, and we cannot support it sitting as it does, within the Conservation Area. It is especially noted that Policy B12 of the Mid Sussex Local Plan 2004 requires in the pre-amble "*In order to assess development proposals in Conservation Areas, the Council will require as much detailed information as possible. Full supporting details should be provided.*" In the Parish Council's view, this application should be withdrawn, and a fresh application submitted with full details and new plans.

251.5 DM/17/0002 – 64 SAVILL ROAD FIRST FLOOR EXTENSION.

LPS: LPS has, subject to matching materials, no objections.

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

- 251.6 DM/17/0348 – 15 MEADOW DRIVE
PROPOSED TWO STOREY SIDE EXTENSION.

LPS: LPS has, subject to matching materials, no objections.

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

- 251.7 DM/17/0374 – SWAN COTTAGE, 3 PONDCROFT ROAD
PROPOSED SINGLE STOREY SIDE EXTENSION, AND ELEVATIONAL AND ROOFLINE ALTERATIONS TO THE DETACHED GARAGE TO CONVERT INTO ANCILLARY HABITABLE SPACE. SIDE EXTENSION TO BE LINKED TO MAIN HOUSE.

LPS: As no drawings are available, the LPS has been unable to form an opinion. Considerations are related to the Lindfield Conservation Area, the setting of Listed Buildings in High Street and to the rear in Black Hill and compliance with Local Plan Policies.

AGREED RESPONSE: Lindfield Parish Council comments that the proposed application represents overdevelopment of the site within the Conservation Area. It removes a parking area, and this is not in keeping with the street scene. The proposed development also is unneighbourly towards the adjacent property. The Parish Council takes the view therefore, that the proposal does not meet the objectives of policy B1 and B12 of the Mid Sussex Local Plan 2004, and so cannot be supported.

Note: In accordance with his declaration of interest above, Councillor Blunden remained present, but took no part in the discussion of this item.

- 251.8 DM/17/0456 – 31 BLACKTHORNS
TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND TILED ROOF OVER GARAGE.

LPS: No objections.

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

- 251.9 DM/17/0535 – LAND TO THE REAR OF 27 PORTSMOUTH WOOD, OFF HIGH BEECH LANE
T11 - OAK: REDUCE BOUNDARY OVERHANG BY BETWEEN 3-4 METRES, CUTTING BACK TO GROWTH POINTS FOR SHAPE.

LPS: LPS has not been able to inspect this tree. We are happy to accept the Tree Warden's opinion.

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

- 252. 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.**

- 252.1 DM/17/0064 – Nettlebed, 18 Summerhill Grange: (T1 and T2) Birch trees fell. The Deputy Clerk reported that the application had been refused by MSDC on the grounds that no evidence has been submitted to the effect that the trees are dangerous or likely to cause damage to the adjacent building. This reflected comments often made by both the Parish Council and the LPS in terms of the lack of completeness in tree applications.

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253. TO NOTE THE LATEST SITUATION WITH REGARD TO (i) PLANNING APPLICATION, DM/16/5648 (LAND PARCELS AT 535047, 124666 GRAVELYE LANE, LINDFIELD: OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 130 NO. DWELLINGS, TOGETHER WITH VEHICULAR AND PEDESTRIAN ACCESS, PUBLIC OPEN SPACE, CAR PARKING AND LANDSCAPING. ALL MATTERS TO BE RESERVED EXCEPT FOR ACCESS. THIS IS A RESUBMISSION OF DM/16/1012). *NOTE THIS APPLICATION IS DUE TO BE DETERMINED BY MSDC ON 16TH FEBRUARY 2017*; (ii) THE APPEAL DUE TO BE HEARD IN MAY IN RESPECT OF THE PREVIOUSLY REFUSED APPLICATION (FOR THE SAME PROPOSAL) UNDER REFERENCE, DM/16/1012.

253.1 The Deputy Clerk reported that this application had been approved at Mid Sussex District Council's District Wide Planning Committee on 16th February 2017 by 7 votes to 2. The decision will be reported to the Department of Communities and Local Government (DCLG), in view of the appeal on the original application, otherwise due to be heard in May. It remains to be seen therefore, whether the Secretary of State decides to call the application in, or allow the appeal to proceed. If not, then it is highly likely that the applicant, Taylor Wimpey, will withdraw the appeal. The Deputy Clerk will update Members as appropriate prior to the next meeting on 14th March 2017.

253.2 Councillor Hodgson asked whether the Parish Council should write to the Secretary of State accordingly, but it was noted that Sir Nicholas Soames has already been asked to intervene in terms of the advice, which it is believed was given to MSDC by the DCLG. It may not therefore be the end of the matter in any event, and so the Parish Council would very much need to "watch this space". Mr Kerlake said that he wanted to complement all the speakers who had spoken against the application at the District wide Planning Committee meeting.

253.3 Councillor Blunden said that he was disappointed that Lindfield Rural Parish Council had not been able to field a Councillor to speak at the meeting, but that John Ely had done a very good job in reading out a submission on their behalf. Councillor Chris Hersey (MSDC) reminded Members that MSDC would now be putting all its efforts into fighting the appeal for the Scamps Hill application, which was also due to go to appeal in May.

254. ANY OTHER BUSINESS.

254.1 There was none reported on this occasion.

The meeting concluded at 8.25 p.m.