

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **TUESDAY 23 SEPTEMBER 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)
Mrs J. Chatfield
Mr S. Hodgson
Mrs V. Upton
Mr M. Amor
Mr C. Snowling

Also present: Mr J. Jesson, Lindfield Preservation Society (LPS). Councillor C. Hersey (MSDC)
8 members of the public (for parts of the meeting)

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

Absent: Councillor Mr W. Blunden

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

496. APOLOGIES FOR ABSENCE.

496.1 An apology for absence was received from Councillor Blunden and the reason was accepted.

497. DECLARATIONS OF INTEREST

497.1 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.

498. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 01 SEPTEMBER 2014.

498.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 01 September 2014. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

499.1 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 agreed to alter the order of the Agenda for the benefit of those persons present with interest in a particular application.

499.2 14/02801/TCA – ROSINGS, BLACK HILL
CEDAR - FELL TO GROUND.

The Deputy Clerk reported that because of the MSDC deadline pre-dating the Committee meeting, the below response had been agreed under the delegated authority procedure, and had already been sent to MSDC on 18th September. Nonetheless, the applicant spoke about the dangers of the tree, particularly in stormy weather, and said that previous pruning had just made it grow thicker. There was also the possibility of some root damage to nearby drains. Councillor Gomme said that whilst the Parish Council had already dealt with its response, the applicant should ensure that his comments are sent to MSDC.

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AGREED RESPONSE: "Lindfield Parish Council notes that this tree is in a prominent position at the top of Black Hill, and is very much a part of the street scene as you approach the Village. The tree appears to be healthy, and if there is damage to the wall, or it is dangerous, evidence needs to be provided of this. Accordingly, without a tree surgeon's report, the Parish Council is not in a position to support this proposal, and suggests that the tree could be managed without felling. The position is supported by the Tree Warden who writes "*I object to this application unless the applicant gets a professional opinion to back up his reason that the tree is dangerous. It is iconic to this landscape.*"

- 499.3 14/02996/FUL – 4 THE CHESTNUTS
SINGLE STOREY EXTENSION TO FRONT AND REAR OF EXISTING PROPERTY.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, and supports the proposal."

- 499.4 14/03013/COU – THE WITCH INN, SUNTE AVENUE
CHANGE OF USE OF GOODS BUILDING TO RESIDENTIAL INCLUDING PROVISION FOR RESIDENTIAL CURTILAGE, ADDITIONAL LANDSCAPING AND OFF-STREET CAR PARKING.

Mr Jesson summarised the position of the LPS on this application. It was important to ensure that whatever use was ultimately approved, this historic building survived. There were concerns that the current proposal did not meet the MSDC standards on size, but the margins were small. He also pointed out that the Lindfield Village Design Statement referred to the Witch as being an important part of the landscape. However, the application could be supported in principle, but the technical issues needed to be overcome. The planning consultant for the application commented on the shortage of smaller residential properties, and said that residential was a viable use in order to maintain the building's future. Councillor Hersey noted that there could be a parking problem, as there were only spaces for two cars. Councillor Amor was concerned about where the storage facility for the adjoining Witch Inn would go, but it was acknowledged that this was not strictly a planning consideration.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application subject to a condition which preserves the external fabric of this historic building, and particularly the sign writing advertising "Good Stabling." It is clearly important that the historic amenity and feature of the building should be maintained."

- 499.5 14/03138/TCA – TOWNLANDS, 143 HIGH STREET
T1 MONTEREY PINE – THIN CANOPY BY 10% AND REMOVE ONE LOWER BRANCH. T2 SYCAMORE – REDUCE CANOPY BY 1.5 METRES. T3 LIME – REDUCE CANOPY BY 2.5 METRES. T4 HORNBEAM – FELL.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, and supports the proposal."

- 499.6 14/03061/FUL – THE MANOR HOUSE, 85 HIGH STREET
RETROSPECTIVE APPLICATION FOR REPLACEMENT ENTRANCE GATES.

Mr Jesson commented on the listing issues relating to the front boundary wall, but as regards the appearance of the gates, it was noted that they should mature into a better looking state anyway. Councillors expressed differing views about whether the varnish finish should be taken back. In the end, the below response was agreed, but Councillors Gomme and Amor still felt that the gates would be better left as they are.

AGREED RESPONSE: "Lindfield Parish Council confirms that it has no objections to this application, but supports the Planning Authority's condition that the gates and pillars should be returned to a natural finish."

- 499.7 14/03117/LDP – 48 SAVILL ROAD
SINGLE STOREY EXTENSION TO SIDE FOR PROVISION OF UTILITY ROOM. THIS IS AN APPLICATION TO ESTABLISH WHETHER THE DEVELOPMENT IS LAWFUL: THIS WILL BE A LEGAL DECISION WHERE THE PLANNING MERITS OF THE PROPOSED USE CANNOT BE TAKEN INTO ACCOUNT.

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AGREED RESPONSE: “As this is a request for a Lawful Development for the development, and provided that the Planning Authority is satisfied that the permitted development conditions are met, Lindfield Parish Council can only comment that there are no reasons for legal, valid objections as far as it is aware.”

- 499.8 14/03151/TREE – 219 THE WELKIN
SYCAMORE – REMOVE LOWEST BRANCH TO LIFT CROWN, ALSO A SECTION OF THE NEXT LOWEST BRANCH.

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

- 499.9 14/03152/FUL – COTSWOLD, PONDCROFT ROAD
ALTERATION OF FRONT DOOR FROM A WHITE SOLID PANELLED DOOR TO A BLACK DOOR WITH TWO SQUARES OF GLASS.

Mr Jesson expressed the view that the proposal was inappropriate, and in breach of the principles of Policy B12 of the Local Plan 2004. A number of Councillors supported this view, and indicated that the application could not be supported. However, the proposed response was that the Parish Council should raise no objections. The matter was therefore put to a vote, and on a show of hands four Councillors voted in favour of a revised response, with three against. The motion to revise the response (as it appears below) was therefore carried.

AGREED RESPONSE: “Lindfield Parish Council is of the view that the proposal is unsympathetic to the street scene, and does not conform to the objectives of Policy B12 of the Local Plan 2004. The Council is therefore not able to support this application.”

500. 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.

- 500.1 The Deputy Clerk reported that the planning application 14/00661/OUT at 14-17 Birchen Lane (outline planning permission for the development of 3 no. new dwellings with all matters reserved except access) had been dismissed by the Planning Inspector on appeal.

- 500.2 The Deputy Clerk reported that the planning application 14/01448/COU at The Bookstop, 44A High Street (change of use from A1 (shop) to mixed A3 (restaurant and café) and (hot food takeaway) uses) had been refused by MSDC.

501. CONSULTATION ON MAJOR CHANGES PROPOSED TO THE PLANNING SYSTEM, INCLUDING THE NEIGHBOURHOOD PLANNING REGULATIONS.

- 501.1 The Deputy Clerk referred to the consultation summary sent by MSDC, and his draft response, both of which had been circulated to the Committee prior to the meeting. However, as the deadline for comment to the Department for Communities and Local Government (DCLG) was 26th September, the matter had been brought to this meeting.

- 501.2 The paper and the response were duly noted, and it was **AGREED** that the response be approved and submitted by the Deputy Clerk to the DCLG as soon as possible. Both documents are available from the Parish Office should anyone wish to view them.

502. TREE PRESERVATION ORDER AT 1, THE WILDERNESS.

- 502.1 The Deputy Clerk reported that MSDC had confirmed a TPO on 8th September 2014 in respect of a Copper Beech tree located at 1, The Wilderness. The original Order and Notice had been dated 12th June 2014.

503. ANY OTHER BUSINESS

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- 503.1 Councillor Gomme referred to correspondence concerning the state of the verges, following the water main replacement work along the road, and also the speed of traffic at the gateway to Lindfield along the B2028 at the northern end. It was clarified that the land in question falls within the area of Lindfield Rural Parish Council (LRPC), and it was noted that the issues are known to LRPC and have been discussed at a number of levels. The Clerk at LRPC is dealing with the matters raised, and they are being actioned by both South East Water and the contractors. A further issue concerning the pooling of water/flooding at the bottom of the hill near to the junction with Park Lane was discussed, and it was noted that this appears to be largely because of the erosion of the banks, and the resultant debris and mud that collects in the drains. A number of views were expressed, but it was agreed in principle, that the matter should be pursued with WSCC (with a copy to Councillor Christine Field). However, the matter should firstly come back to the next full meeting of the Committee.

The Meeting concluded at 8.58 p.m.