

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 24 NOVEMBER 2015** in the King Edward Hall, Lindfield.

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

Present:

Parish Councillors: Mr. A Gomme (Chairman)
Mr. W Blunden
Mr. S Hodgson (Vice Chairman)
Mr. C Snowling
Mrs. V Upton
Mr. R Plass
Mrs. E Hinze
Mrs. J Durrant
Mr. S Shortland

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

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

Absent: Mrs. M Hersey

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

071. APOLOGIES FOR ABSENCE.

071.1 Apologies for absence were received from Councillor Hersey, and the reason accepted.

072. DECLARATIONS OF INTEREST.

072.1 There were none declared on this occasion.

073. QUESTIONS/COMMENTS FROM THE PUBLIC.

073.1 Mr Jesson raised the issue of the recent planning application, reference number DM/15/4457 (outline application for the development of land to the south of Scamps Hill, to accommodate up to 200 dwellings, a 9.54 hectare country park, and land for a ½ form entry primary school, together with associated access road, car parking, landscaping and open space.) Although he fully recognised that this application is technically for Lindfield Rural Parish to deal with as a statutory consultee, he said that the matter had clear implications arising from the evolving Neighbourhood Plan, which is a joint Lindfield Parish Council and Lindfield Rural Parish Council enterprise. It is also clearly acknowledged in the application that the development would clearly have significant impacts on the residents of Lindfield Parish, as well as those of the Rural Parish. He therefore urged the Parish Council to hold an appropriate meeting, in order to allow public speaking, and to form appropriate resolutions to inform the Local Planning Authority as to the Council's considered opinions, in addition to those formed separately by the Rural Parish Council as a statutory consultee.

074. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 02 NOVEMBER 2015.

074.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 02 November 2015. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

075.1 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, where necessary, for the benefit of those persons present with an interest in a particular application.

075.2 DM/15/4071 – HIGH BEECH LANE
ERECTION OF BLACK PAINTED STEEL AUTOMATIC GATES AND MATCHING RAILINGS ALONG FRONT WALL.

AGREED RESPONSE: “The Parish Council notes that West Sussex Highways are not raising an objection. We do not therefore see any other grounds for any objections to this application.”

075.3 DM/15/3457 – 30 APPLIEDORE GARDENS
TWO STOREY REAR EXTENSION (AMENDED DESCRIPTION AND PLANS RECEIVED 27 OCTOBER 2015).

Mr Jesson said that he endorsed the Parish Council’s proposed response, and noted the additional side window issue as part of the rear extension. These would have twin outlooks, and so brought the overlooking concern into particular focus.

AGREED RESPONSE: “Lindfield Parish Council notes that the newly submitted drawings still do not show the existing solar panels. The removal of the originally proposed dormers has resolved the Council’s previous objections regarding the appearance of the additions to the property from the front. However, we have reservations about the proposed rear extension, and in particular that the proposal may be contrary to policies B1 and B3 of the Mid Sussex Local Plan in that its bulk and size represents an unsympathetic and unneighbourly addition, overlooking and overshadowing neighbouring properties. This is especially the position, because there are additional side windows from the bedrooms, with twin outlooks as part of the rear extension, and this will cause a particular overlooking issue.”

075.4 DM/15/4317 – 75A HIGH STREET
TO REMOVE GLASS AND METAL POSTING SERVING RAISED DECKING AND REPLACE WITH PAINTED WOOD.

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

075.5 DM/15/4343 – 27 DENMANS LANE
(T1) HOLLY - FELL. (T2) SYCAMORE - REDUCE BY 1.5M LEAVING A HEIGHT OF 6.0M AND SPREAD OF 5.0M. (T3) PORTUGAL LAUREL - REDUCE BY 2.5M LEAVING A HEIGHT OF 3.5M AND A SPREAD OF 5.0M.

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

075.6 DM/15/4365 – 5 FRANCIS ROAD
(T1) MAGNOLIA - REDUCE HEIGHT BY 10 FEET, REDUCE UMBRELLA BY 20% AND RESHAPE, LEAVING A HEIGHT OF 15 FT AND WIDTH OF 10 FT.

Mr Jesson noted that there was no indication of who would be carrying out the work, and that this needs to be done properly and correctly. The work amounts to a substantial reduction, and the tree is highly visible. The public amenity value therefore needs to be retained.

AGREED RESPONSE: “Lindfield Parish Council has no objections to this application. However, we note that there is no indication of who will carry out the work. Since the proposal amounts to a substantial reduction, and the tree is highly visible, the work needs to be done in a professional way, and to a high standard, in order to ensure that the public amenity value of the tree is properly preserved.”

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075.7 DM/15/4474 – 7 CHESTNUTS CLOSE
SINGLE STOREY REAR EXTENSION.

Mr Jesson noted that the plans were not currently available on line, and so the LPS will submit any comments separately.

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

076. 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.

076.1 The Deputy Clerk confirmed receipt of the Scamps Hill planning application as referred to in minute 73.1 above, and that as with the previous application, it is the intention of the Parish Council to study the application, and to comment on it, insofar as it will affect Lindfield Parish. Councillor Gomme said that it was important however, that Lindfield Rural Parish Council (LRPC) led on the application, as the land is situated in its Parish. It was noted that LRPC have a Parish Council meeting on 30th November 2015 at which the matter will be discussed, and decisions on how to handle the application, will be taken. Councillors Snowling and Blunden reiterated the fact that the effects of a successful application would be greater in this Parish than the Rural Parish, and so it was important to give the application the fullest attention.

077. LINDFIELD TRAFFIC SURVEY/STUDY.

077.1 The Deputy Clerk reported that the Council had, at its meeting on 12th November 2015, accepted the Committee's recommendation, and so he confirmed that Creative Roads Limited had been duly appointed to carry out the work. A preliminary meeting is being arranged as soon as possible, in order to discuss the way forward. It was noted, in accordance with a point made by Councillor Shortland, that it was important to include new developments, such as the traffic implications for the Parish's roads of the Scamps Hill planning application, should it be granted.

078. HAYWARDS HEATH TOWN COUNCIL (HHTC) NEIGHBOURHOOD PLAN.

078.1 Councillor Gomme said that HHTC had done a very good job in putting together this latest Plan for consultation, and it warranted a very positive response from the Parish Council. It was putting forward a number of housing sites, and these should be supported.

078.2 In view of the extended deadline to 30th December 2015, it was **AGREED** that the response should be finalised by the Clerk/Deputy Clerk under Standing Orders in consultation with the Chair and Vice Chair.

079. PLANNING ISSUES IN THE CONSERVATION AREA, AND HIGH STREET SHOPS.

079.1 Councillor Gomme said that in response to this issue, he and Mr Jesson had agreed a plan to monitor the High Street and the Conservation Area (CA) at least three or four times a year, and that they had already carried out their first inspection. This revealed a number of planning issues, in terms of possible enforcement, which the Parish Council would be taking up. Some of them were quite minor in nature, but important in principle. Others demonstrated that there were a number of changes in the outside appearance of the CA, which were either not covered by planning consents, or in the case of shops, by permitted development rights. On the back of this issue, Councillor Blunden raised the concern of "A" boards on pavement areas, and although this had been pursued by the Parish Council on a number of occasions, this issue also needs to be regularly monitored.

080. BUDGETARY MATTERS.

080.1 **NOTED:** that there had been no further expenditure in the period 01.04.15 to 30.09.15 during the current financial year from the P&T in-year budget.

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80.2 A discussion ensued on the budget recommendations for 2016/17, and it was **AGREED** that the Committee recommend to the Finance and General Purposes Committee, and to full Council:-

(i) That the unspent amount of the miscellaneous budget (£200) be carried forward, such that the budget of £200 be maintained for miscellaneous expenditure for 2016/17.

(ii) That the unspent amount of the professional fees/neighbourhood planning budget (currently £15,000) be maintained in the existing designated reserve, and that no additional budget be set for 2016/17.

(iii) That the unspent amount of the traffic survey (currently the full budget of £20,000) be maintained in the existing designated reserve, and that no additional budget be set for 2016/17.

Points to note are (i) that some further monies may be incurred on the Neighbourhood Plan in terms of the publicity for the referendum, and also venue bookings, once this had been agreed and set, (ii) there are a number of planning challenges in the pipe line that may need to be funded in terms of providing the necessary planning expertise for submitting an appropriate response, and (iii) now that the Traffic Survey has been commissioned, there is likely to be some expenditure incurred from the budget this financial year 2015/16.

081. ANY OTHER BUSINESS.

081.1 Councillor Gomme drew to the Committee's attention that MSDC's Cabinet is meeting on Monday, 30th November 2015, and will be debating and deciding on whether or not to approve the recommendation that the Neighbourhood Plan proceeds to referendum in the New Year. The Chairman and the Deputy Clerk hope to attend the meeting.

The Meeting concluded at 8.34 p.m.