

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **TUESDAY 24 SEPTEMBER 2013** in the King Edward Hall, Lindfield.

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

Present: Parish Councillors: Mr A. Gomme (Chairman)
Mrs J. Chatfield
Mr M. Amor
Mrs V. Upton
Mr C. Snowling
Mr R. Plass

Also present: Mr John Jesson (Lindfield Preservation Society), and six members of the public.

In attendance: Mr I. McLean (Deputy Clerk)

Absent: Councillors S. Hodgson, W Blunden, and M Hersey

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

364. APOLOGIES FOR ABSENCE.

364.1 Apologies for absence were received from Councillors Hodgson, Blunden, and Hersey, and the reasons were accepted.

365. DECLARATIONS OF INTEREST

365.1 In respect of item 4(iii) on the Agenda, Councillor Upton declared a personal interest as the property was in her road, and she was acquainted with the applicant.

365.2 In respect of item 4(iii) on the Agenda, Councillor Snowling declared a personal interest as he was vaguely acquainted with the applicant in the past.

366. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 02 SEPTEMBER 2013.

366.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 02 September 2013. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

367. PLANNING APPLICATIONS AND OTHER MATTERS REFERRED TO THE PARISH COUNCIL BY MID SUSSEX DISTRICT COUNCIL FOR CONSIDERATION

367.1 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.

367.2 13/02865/FUL – COACH HOUSE, BLACK HILL
ERECTION OF BRICK SINGLE GARAGE WITH SLATED PITCHED ROOF IN KEEPING WITH EXISTING BUILDING.

AGREED RESPONSE: "There are no objections to this application."

367.3 13/02913/COU – LEAF, 39 HIGH STREET
CHANGE OF USE FROM A1 (SHOP) TO A2 (PROFESSIONAL SERVICES) TO PROVIDE BEAUTY THERAPY SALON.

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AGREED RESPONSE: "There are no objections to this application."

The applicant summarised the nature of the proposed new business for the benefit of the Committee.

367.4 13/02920/FUL – 32 LUXFORD ROAD
ERECTION OF A GARDEN ROOM.

AGREED RESPONSE: "There are no objections to this application."

367.5 13/02944/ADV – PAOLINO, 96 HIGH STREET
BLACK STEEL COLUMN WITH PROJECTED HANGING SIGN.

Mr Jesson mentioned the need to ensure that the siting of the post and sign needs to be carefully thought through. It should not detract from the street scene, and must not harm the nearby Yew tree. It was agreed to build these comments into the response.

AGREED RESPONSE: "There are no objections to this application, but the Parish Council states that in terms of its location, the siting of the post and sign needs careful consideration, so as to ensure that it does not detract from the street scene, is not too visually intrusive, and that no harm is caused to the nearby Yew tree."

367.6 13/02968/TREE – 3 BARRINGTON CLOSE
OAKS (T1, T2, T3, T4) – FELL BECAUSE THEY ARE EXCESSIVELY LARGE AND POTENTIALLY DANGEROUS DUE TO THEIR PROXIMITY TO THE PROPERTY ON SITE.

The Deputy Clerk read out an email from Mike Allen supported by Hilary May, both Tree Wardens for the Parish Council, giving reasons for objecting to this application. Mr Jesson expressed his support for those comments, and for the proposed response. Councillor Snowling said that the reports were comprehensive, and well argued.

AGREED RESPONSE: "Both the Parish Council and the Parish Tree Wardens have strong objections to this application. Their loss would be detrimental to the local area and its tree scene. These trees are landmark trees, and survived the great storm in 1987. Their removal will create a huge gap in the existing visual line, and change the character of Barrington Close. The trees appear to be in good health, and the Parish Council has not seen any evidence from a tree expert to demonstrate otherwise. No die back is visible. The trees have been in situ, and a part of the property for many years. The Parish Council notes that in 2012, as part of the planning application for the extension, the applicant stated that no felling would be necessary, and as the Parish Council understands it, accepts that they do not take any light. All trees are potentially dangerous, and again, no evidence has been produced to show that these trees are any more so. In addition, these trees will absorb a lot of run-off water in wetter periods from their surrounds. Environmentally, these trees will support much natural life and biodiversity – such as insects, birds, etc. In short, the proposal runs counter to the Council's policies in respect of those trees that are the subject of specific statutory protection, given their Tree Preservation Order status. The Parish Council believes that any issues should be dealt with by an application for some judicious pruning instead."

367.7 13/02987/FUL – 7 DENMAN'S LANE
ERECTION OF A SINGLE STOREY 2.74M HIGH SUMMER HOUSE TO MEASURE 3M x 4.85M AT THE END OF THE GARDEN.

The applicant spoke in favour of the application.

AGREED RESPONSE: "There are no objections to this application."

367.8 13/03013/LBC – PARTRIDGES, BLACK HILL
REPLACE THE TILING ON THE CANOPIES WHICH EXTEND OVER THE TOP OF THE TWO

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GROUND FLOOR FRONT WINDOWS WITH LEAD FLASHING

Councillor Snowling referred to the need to ensure that as there was no clear view of what the work would look like, this needed to be recorded for future reference by way of a photographic record. Mr Jesson indicated his support for the applicant's proposal. The applicant re-iterated that the intention was to improve the situation, as the existing tiles were too heavy and were pulling away.

AGREED RESPONSE: "Although the proposal will significantly change the external appearance, the following points are in its favour (i) there is a clear problem with the existing tiles, which the proposal will solve (ii) the proposal is in keeping with the top of the porch over the front door (iii) the Conservation Officer clearly sees merit in the proposal. The Parish Council notes that there is no clear indication of what the work will look like when done, and a photographic record needs to be kept for future reference."

368. 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.

368.1 The Deputy Clerk reported that (i) the application for the Bent Arms public house (13/02035/FUL) for internal redecoration works and landscape resurfacing, had been approved by MSDC, subject to conditions, which very much reflected the Parish Council's input as regards the nature of the materials and colours to be used, (ii) the application for a new build at Corner Cottage, Roundwood Lane, had been withdrawn, (iii) the application for the variation of condition 28 of the Planning Consent granted to Shanly Homes for the development at the Blackthorns site, had been approved. This related to the relaxation of the Code 3 level for new homes in the original sustainability statement The Parish Council had objected to the variation of this condition at its meeting on 13th August 2013.

368.2 Although situated in the Lindfield Rural Parish, Councillor Snowling mentioned that MSDC had refused the latest planning application at Buxshalls, Ardingly Road.

369. ANY OTHER BUSINESS.

369.1 There was none.

The Meeting concluded at 8.19 p.m.