

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **TUESDAY 25 FEBRUARY 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)
Mr S. Hodgson
Mrs J Chatfield
Mr W. Blunden
Mr C. Snowling
Mrs V. Upton

Also present: Councillor C. Hersey (MSDC), Councillor A. Lea (MSDC), Mr J. Jesson, Lindfield Preservation Society (LPS), and 6 members of the public.

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

Absent: Councillors Mr R. Plass and Mr M. Amor.

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

415. APOLOGIES FOR ABSENCE.

415.1 Apologies for absence were received from Councillors Plass and Amor and the reasons were accepted.

416. DECLARATIONS OF INTEREST

416.1 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.

416.2 Councillor Chatfield declared a personal interest in Agenda item 5(vii) as she was acquainted with the applicant, and so stated that she would neither speak nor vote in the matter.

417. QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC.

417.1 Mr Jesson referred to a letter that had been sent by the LPS to the Parish Council regarding the Landscape and Biodiversity part of the Neighbourhood Plan. It was acknowledged that although the letter was dated 17th February, it had only just been received by the Parish Council today (25th February). Councillor Gomme confirmed that the contents of the letter will of course be considered in due course.

418. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (PLANS ONLY) HELD ON 04 FEBRUARY 2014.

418.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 04 February 2014. At Minute 411.1, it was noted that Councillor Snowling had not in fact declared an interest, and so his name should be deleted. With that deletion, it was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting, having also initialled the agreed deletion.

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

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419.1 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 bring the last two applications forward to the start of the item, as the applicants were present.

419.2 14/00205/LDC – 13 EASTERN ROAD
PROPOSED SINGLE STOREY REAR EXTENSION. 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.

AGREED RESPONSE: “As this is a request for a Lawful Development Certificate for the development, Lindfield Parish Council can only comment that there are no reasons for legal, valid objections as far as it is aware.”

419.3 14/00231/LDC – 47 HICKMAN'S LANE (DARENTH)
SINGLE STOREY REAR EXTENSION AND REMOVAL OF EXISTING CHIMNEY. 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.

AGREED RESPONSE: “As this is a request for a Lawful Development Certificate for the development, Lindfield Parish Council can only comment that there are no reasons for legal, valid objections as far as it is aware.”

419.4 14/00306/TCA – LAND TO THE NORTH EAST OF 2 OLD SCHOOL COURT, LEWES ROAD
T1 LIME REDUCE WHOLE TREE TO AN EFFECTIVE POLLARD.

AGREED RESPONSE: “Although it is noted that West Sussex County Council do not accept that the Tree is on highway land, Lindfield Parish Council shares the concern for public safety and therefore accepts that remedial work is necessary. The Tree Warden has commented that the tree has not been pollarded before, and so recommends that the work is done in stages, so that it is not detrimental to it.”

419.5 14/00290/FUL – 94 HIGH STREET
PROPOSED MODIFICATIONS TO EXISTING DRIVEWAY TO INCLUDE INCREASE IN PAVED AREA FOR CAR PARKING.

AGREED RESPONSE: “Lindfield Parish Council has no objections provided that the path paving blocks conform to current regulations, particularly as to permeability.”

419.6 14/00291/FUL – 94 HIGH STREET
PROPOSED CONVERSION OF EXISTING REAR DETACHED ANNEX FROM GARAGE AND STORE, TO HABITABLE “GRANNY ANNEX”.

AGREED RESPONSE: “Lindfield Parish Council recommends that obscure glass is used for the roof light window, otherwise it has no objections.”

419.7 14/00444/FUL – 18 HIGH STREET (TENTERSMEAD)
TWO STOREY SIDE EXTENSION AND ROOF OVER SIDE PASSAGEWAY AND STORE AREA.

Mr Jesson said that the work to rear was an improvement/enhancement, but that there was some concern about the bearing of the front elevation. However, as this will be lower, he said that on balance, the proposal was acceptable.

AGREED RESPONSE: “The proposed extension would appear to balance out the building quite well. Therefore, Lindfield Parish Council has no objections, subject to the usual requirement that materials and finishes must match the existing building.”

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- 419.8 14/00513/FUL – 34 HIGH STREET (POSTMASTERS)
DEMOLITION OF EXISTING SINGLE STOREY EXTENSION AND CONSERVATORY. REPLACING WITH A DOUBLE STOREY EXTENSION AND SINGLE STOREY EXTENSION TO REPLACE THE CONSERVATORY.

The Deputy Clerk indicated that MSDC had already been written to, regarding some inadequacies in the application, particularly as regards the description of the proposals. The planning officer had indicated that the application might therefore have to be invalidated. Councillor Snowling made the point that it would be appropriate to wait until a full, valid application had been made, before commenting in detail, and this view met with general agreement.

AGREED RESPONSE: "Lindfield Parish Council feels that, particularly given the fact that the property is located in the Conservation Area, the drawings provide insufficient detail regarding the proposals. It also confirms the comments previously expressed, that the description of the work is incomplete and misleading. There is no mention in the description or materials list of the proposal to alter the entrance from the Lewes Road, and that details in respect of the materials to be used for the roof light are not included. Therefore, the Council feels that it is not in a position currently to comment in any detail on the application at this stage. It believes that the application should be re-advertised."

420 TO RECEIVE AN UPDATE ON THE PLANNING APPLICATION REF: 14/00209/OUT IN RESPECT OF LAND NORTH OF BIRCHEN LANE, HAYWARD'S HEATH.

420.1 It was reported by the Deputy Clerk that the application had now been invalidated by the planning case officer at Mid Sussex District Council because further Ecology reports were required, given the possible presence of Great Crested Newts on the site. The application would be revalidated later in the year on receipt of the necessary information, and a new consultation period set. The matter would therefore come back to a future meeting of the Committee for full consideration and comment in the normal way. It was noted that Hayward's Heath Town Council had decided to continue with considering the application in its current form, and had done so at a meeting in the Clair Hall in Hayward's Heath on 19th February. Town Councillors had at this meeting, unanimously rejected the proposal. The Parish Council would be interested in seeing their comments in due course.

420.2 Councillor Snowling remarked that the matter was causing great alarm and consternation in the area amongst residents, and there was likely to be a large attendance at any future meeting. It was acknowledged that this might have to be an Extraordinary Meeting of the Committee for this application only, and that a bigger venue might need to be found.

421. 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.

421.1 The Deputy Clerk said that he had nothing to report on this occasion.

422. NEIGHBOURHOOD PLAN

422.1 Councillor Gomme, as Chairman of the Steering Group, referred members to the recent update in the Newsletter from Lindfield Rural Parish Council in the latest edition of Lindfield Life. This contains a good summary of where the Plan has progressed to so far. It was noted that it had been decided not to do too much further work on the Plan, until the situation on the District Plan and Neighbourhood Plans generally, had become clearer. It was hoped that this would happen at the Neighbourhood Planning seminar/workshop that MSDC had organised for the 11th March 2014. Councillors Gomme, Plass, and the Deputy Clerk will be attending.

422.2 The papers on the expenditure to date on the project, and the draft notes of the last NP Steering Group meeting held on 3rd February 2014, were received, noted, and where appropriate, approved.

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423. PAVEMENTS ARE FOR PEOPLE CAMPAIGN

- 423.1 The Deputy Clerk read out the email from Hayward's Heath Town Council (HHTC) inviting the Parish Council to consider adopting the above, which would involve placing stickers on cars parked on pavements.
- 423.2 Councillor Blunden said that this was a difficult issue, and acknowledged that it could be especially inconvenient for disabled persons and buggies, but that overall, it did not seem to present a great problem in the Parish. Councillor Upton said that there were one or two roads, where she had had some difficulty in getting past the parked cars. It was generally noted however, that if the parking was prevented, where would the cars then go? Councillor Snowling said that it might lead to an increase in front gardens being paved over, which was not something to be generally encouraged. It was felt that if cars blocked the pavement completely, then as an obstruction issue, the enforcement authorities could be involved. Councillor Snowling also warned against the law of unintended consequences, and that on certain roads, highway parking could cause even bigger problems, such as buses not being able to get through (e.g. Backwoods Lane). Councillor Blunden said that the general issue of car parking, which would address Councillor Snowling's point, was due to come up at the County Local Committee (CLC) meeting on 11th March 2014.
- 423.3 All things being considered, it was resolved not to adopt the scheme at the present time, and the Deputy Clerk was asked to respond to HHTC accordingly.

424. ANY OTHER BUSINESS.

- 424.1 Councillor Gomme reported that he had been informed that the Wates development site had been sold on to Barratts, and that he had been contacted about a site/marketing name for the development as construction was due to begin in early March. As the site was in the Rural Parish however, the matter had been referred on to the Clerk at Lindfield Rural Parish Council.
- 424.2 Councillor Blunden raised the issue of the work being carried out to Heathers in Brushes Lane, and the clearance work recently carried out by West Sussex County Council to the strip of woodland between Heathers and the Wilderness. A number of residents were extremely concerned about what was happening, as it looked as if the status of the strip was at risk. It was noted that in connection with a forthcoming planning application, the owners at Heathers had advertised the proposal under Article 11 of the Town and Country Planning (Development Management) Order 2010. This was a planning procedure whereby the owners of adjoining land who might be affected by the development, were to be notified of the proposals. The Deputy Clerk would monitor progress, and brief Councillors further as appropriate.
- 424.3 The Deputy Clerk informed Members that the Parish Council had just received Notice from West Sussex County Council regarding a Footpath Creation Order for the pathway down from Brushes Lane/the Wilderness to the Wilderness Field. This is to regularise the situation, and to bring the path formally into the definitive footpaths system. The Notice would be advertised on the Noticeboard in Denman's Lane, and interested parties have until 27th March 2014 to comment. The Chairman requested that the matter come back as a specific item for consideration, at the next Committee meeting on 18th March 2014.

The Meeting concluded at 8.41 p.m.