

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** held on **TUESDAY 25 NOVEMBER 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. M. Amor
Mr. S. Hodgson
Mr C. Snowling
Mrs V. Upton
Mrs J. Chatfield

Also present: Mr. J. Jesson, Lindfield Preservation Society (LPS). Councillor C. Hersey (Mid Sussex District Council). No members of the public were present.

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.

521. APOLOGIES FOR ABSENCE.

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

522. DECLARATIONS OF INTEREST

522.1 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.

523. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 03 NOVEMBER 2014.

523.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 03 November 2014. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

524.1 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.

524.2 11 WEST COMMON DRIVE
FIRST FLOOR EXTENSION OVER EXISTING FLAT ROOF.

Mr Jesson noted that there wasn't any wall-hung tiling on this, or any of the adjacent properties, and so wasn't sure why the matching condition was being attached.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, subject to matching materials being used, and to the proposed tiles matching those of the neighbouring properties."

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- 524.3 14/03812/FUL – 12 BLACKTHORNS
PROPOSED SINGLE STOREY EXTENSIONS TO FRONT AND REAR, FIRST FLOOR EXTENSION TO SIDE AND ASSOCIATED ALTERATIONS.

Mr Jesson made the same point as above, regarding the exterior tiling, but in any event, felt that a better solution would be decorative brickwork.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, subject to matching materials being used."

- 524.4 14/03834/TREE – LIME TREES, 104 HIGH STREET
3 YEWS GROUPED TOGETHER. REDUCE LATERAL BRANCHES BY 1.5-2M.

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

- 524.5 14/03859/FUL – MALACCA, 33 BECKWORTH LANE
CONSTRUCT A NEW SINGLE STOREY EXTENSION TO THE FRONT OF THE EXISTING GARAGE AND NEW SECOND STOREY EXTENSION OVER THE EXISTING GARAGE.

Mr Jesson observed that this was quite an odd house architecturally, and thought that the proposal would not improve this.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, subject to matching materials being used."

- 524.6 14/03894/TCA – LINDFIELD PRIMARY SCHOOL, SCHOOL LANE
T1 – BLACK POPLAR – REDUCE IN HEIGHT BY 10-12M, TO A HIGH SCAFFOLD POLLARD MATCHING ADJACENT POPLAR. T2 AND T3 – ASH – PRUNE BACK OVERHANG TO NUMBER 6 WOODPECKER CHASE BY 2.5-3M, BLEND WITH REMAINDER AND LIFT LOW DROOPING BRANCHES BY 3M. G1 – SYCAMORE x 4 – FELL.

Mr Jesson asked why a number of tree applications were having to be considered ex-Committee. The Deputy Clerk responded that the tree response deadlines set by MSDC did not always fit in with the Committee cycle, and that because the particular planning officer at MSDC worked part time, there would be insufficient time to write up the report in time for the expiry of the statutory response period.

AGREED RESPONSE: "Response already submitted on 14th November 2014."

- 524.7 14/03907/FUL – 74 MEADOW LANE
FIRST FLOOR EXTENSION OVER EXISTING REAR ADDITION TO CREATE NEW MASTER BEDROOM ENSUITE.

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

- 524.8 14/03935/HOUS – HURSTBURY, BLACK HILL
REPLACEMENT OF SINGLE STOREY EXTENSION WITH SINGLE STOREY REAR EXTENSION AND ADDITION OF REAR DORMER TO CONVERT PITCHED ROOF.

AGREED RESPONSE: "Whilst the Parish Council has no fundamental objections to what is proposed, it considers that the new window on the south-west side should match the existing window on the neighbouring property."

- 524.9 14/04024/TCA – LITTLE LINDEN, 1B LINDEN GROVE
BEECH TREE – REDUCE AND RESHAPE OVERALL CANOPY BY 20%.

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

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524.10 14/03955/FUL – LAND R/O 67 SUNTE AVENUE
PROPOSED 2/3 BED SEMI-DETACHED CHALET BUNGALOWS.

Mr Jesson noted that this was very much a repeat of previous applications. As such, there were still concerns over the highways issues, and indeed the means of entrance and exit remained a concern.

AGREED RESPONSE: “As the Parish Council has noted before with the previous applications on the site, this is a brown field, ex builders’ yard, which is very suitable for a small scale housing development. This application is similar to the recently lapsed application from 2011, and as such addresses the unneighbourly issue, which the Parish Council raised previously. Further planting on the boundary to the properties in Chestnuts Close would however, be a further help in this regard. The traffic flow problem will always be an issue with this site, but that will be an issue for the new owners of the properties to deal with. As this site is within an Area of Townscape Character (ATC), it is important that matching materials are submitted for approval by the LPA, prior to construction. Otherwise, the Parish Council has no objections to this application.

524.11 14/04019/FUL – 43 DENMANS LANE
DEMOLITION OF EXISTING DETACHED PROPERTY AND CONSRUCTION OF NEW DETACHED REPLACEMENT DWELLING.

Mr Jesson observed that the application should not have come forward until the new building was substantially complete. The correspondence with the planning officer, both by Mr Jesson and the Parish Council, regarding the incorrect description of the proposal, was noted, but the Parish Council could only deal with what was before it. If the matter did come back for re-consultation, it would be dealt with by a future Committee meeting in the normal way.

AGREED RESPONSE: “The error in the description of the proposed work has been pointed out in correspondence, but for the avoidance of doubt, Lindfield Parish Council has no objections to the erection of the orangery as an addition to the side of the new house.”

524.12 14/04141/TCA – 37 COMPTON ROAD
ACER IN FRONT GARDEN TO PRUNE BACK TO OLD CUTS AND AROUND STREET LIGHTS. ACER IN REAR GARDEN TO PRUNE SYMPATHETICALLY OVER NEIGHBOURS GARDEN AND SHAPE.

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

525. 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.

525.1 The Deputy Clerk reported that the planning application 14/02800/FUL for 1 The Wilderness (single storey double carport and wood store. Amended Plans received 06.10.14 showing hipped roof to garage), which the Committee had considered on a number of occasions (most latterly at its meeting on 3rd November) had been referred for decision to MSDC’s Planning Committee B on Thursday 27th October. The application is however, being recommended for permission by the planning officer.

526. ANY OTHER BUSINESS

526.1 No other items of business were raised.

The Meeting concluded at 8.17 p.m.