

LINDFIELD PARISH COUNCIL

Minutes of the meeting of the **Planning and Traffic Committee** held on **26 FEBRUARY 2013** at the King Edward Hall, Lindfield.

The meeting commenced at 8.00pm.

Present: Councillors: Mrs. M. Hersey (Vice Chairman)
Mr. M. Amor
Mr. W. Blunden
Mrs. J. Chatfield
Mr. R. Plass
Mr. C. Snowling
Mrs. V. Upton

Also Present: Cllr. Mr. C. Hersey (MSDC) and Mr. J. Jesson (Lindfield Preservation Society [LPS]).

In Attendance: Mrs C. Irwin (Clerk)

Absent: Cllrs. Mrs. J. Chatfield and Mr. C. Snowling

In the absence of Councillor Gomme, Councillor Hersey, as Vice Chairman, chaired the meeting. Councillor Hersey welcomed those present and announced the emergency procedure for the King Edward Hall.

283. APOLOGIES FOR ABSENCE

283.1 Apologies for absence were received from Councillors A. Gomme (Chairman) and S. Hodgson and the reasons were accepted.

284. DECLARATIONS OF INTEREST

284.1 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 (MSDC) North East Area Planning Committee or at any meeting which subsequently considered any matter discussed at the present meeting, having seen the Officers reports and heard representations from members of the public and fellow members.

284.2 All Members present declared a personal interest in item 5 (vii) – 6 Old School Court (tree work in Communal Area) as the applicant was a Member of this Council (Councillor Allen).

285. QUESTIONS / COMMENTS FROM MEMBERS OF THE PUBLIC,

285.1 Mr. J. Jesson (LPS) stated that he had recently been approached in Portsmouth Lane by a resident (a participant in the Community Speedwatch Programme) who had expressed concerns about traffic speeds down the hill in High Beech Lane. Mr. Jesson asked that the Parish Council should consider making further enquiries as to why speeds were sustained and why there was no police presence on this stretch of road. The Chairman responded that this would be passed on to County Councillor Mrs. Field. It was noted that an active Speedwatch team had once been in place and this could be resurrected easily if enough volunteers could be found.

286. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 5 FEBRUARY 2013.

286.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 5 February 2013. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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287. MINUTES OF THE EXTRAORDINARY MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 12 FEBRUARY 2013.

287.1 The Chairman called for approval of the Minutes of the Extraordinary Meeting of the Planning and Traffic Committee held on 12 February 2013. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

288.1 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**, for the benefit of members of the public present at the meeting, to rearrange the order in which the planning applications were to be considered.

288.2 13/00233/FUL – FAIRWAYS, ROUNDWOOD LANE
DEMOLITION OF EXISTING ROOMS AT GROUND AND FIRST FLOORS TO THE EAST AND REAR OF THE EXISTING DWELLING AND REPLACED WITH A 2 STOREY SIDE EXTENSION TO THE EAST WING AND A REAR/SIDE EXTENSION TO THE WEST WING CONSISTING OF BOTH 1 AND 2 STOREY ELEMENTS. INTERNAL ALTERATIONS AND AN ADDITIONAL ROOF LIGHT TO THE REAR ELEVATION.

The Applicant's representative thanked the Committee for the invitation to speak in favour of the application and was pleased that the recommendation to the Committee was "no objection".

AGREED RESPONSE: "No objection.

288.3 13/00205/FUL – 5 GRAHAM COTTAGES, SPRING LANE
SINGLE STOREY REAR EXTENSION.

Mr. J. Jesson (LPS) sought clarification about the status of Spring Lane regarding Permitted Development Rights which would determine whether the alteration to the cottage windows should be the subject of a planning application. Councillor Snowling advised that following designation of Spring Lane as part of the Lindfield Conservation Area, the Article 4 (2) Direction had not been imposed in respect of Spring Lane and therefore normal Permitted Development Rights had not been excluded.

AGREED RESPONSE: "No objection.

288.4 13/00230/TREE – CROSSWAYS CARE HOME, 2 SUNTE AVENUE
T1 – MATURE OAK: 1) THIN CANOPY BY 20% TO REMOVE DEAD/DANGEROUS TIMBER. 2) RAISE CANOPY BY 2-3 METRES TO ALLOW MORE LIGHT INTO PROPERTY AT 2 SUNTE AVENUE.

Mr. J. Jesson (LPS) expressed concerns about the clarity of the description of the work proposed for this highly significant tree, due to ambiguity in the wording of the description in the application form and the tree surgeon's letter regarding the removal of dead/dangerous timber. It was important for the scope of the proposed work to be clarified to ensure that no more work was carried out than was necessary, particularly if this involved major limbs. Members agreed that this should be taken up with the Planning Officer.

AGREED RESPONSE: "We have some concerns regarding an ambiguity between the wording of the description on the application form – "Thin Canopy by 20% to remove dead/dangerous timber" - and the tree surgeon's letter - "Thin the canopy by 20% and remove all dead and dangerous timber". We understand that it is not necessary to obtain permission to reduce the canopy simply in order to prune dead and dying branches, as implied by the description on the form. This is an important tree and a significant proportion of its principal growth is at the base; we would not want to see more work done

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than is necessary, particularly if this involved cutting into major limbs. We would therefore reserve any further comment until the ambiguity about the extent of the work to be carried out has been clarified.

288.5 13/00240/TCA – COMPTON ROAD

ALL TREES ARE LIME TREES AND TO BE POLLARDED TO ORIGINAL POLLARD POINTS.

It was **NOTED** that the Parish Council's support for pollarding the Compton Road Lime Trees was established, therefore, having consulted with the Chairman and Vice Chairman of the Committee the Deputy Clerk, under delegated authority, had responded with "no objection" in order to meet the deadline.

288.6 13/00267/TREE – LAND TO THE REAR OF RESIDENTS PARKING AREA, LIME TREE GROVE

1. ALL HAZEL, HAWTHORN, ELDER AND PLUM TO BE REDUCED AND MAINTAINED AS A HEDGE 4-5M PHASED OVER 3 YEARS. 2. IVY COVERED OAK – REMOVE IVY AND ANY SIGNIFICANT DEAD WOOD. 3. OAK – THIN CROWN BY 15% AND REMOVE LOWEST LATERAL BRANCH.

AGREED RESPONSE: "No objection.

288.7 13/00273/COU – 70A HIGH STREET

CHANGE OF USE AT REAR OF 70 HIGH STREET, LINDFIELD FROM A1 (RETAIL) TO D1 (NON-RESIDENTIAL INSTITUTIONS – CLINIC) [REVISED SCHEME] TOGETHER WITH PROPOSED ALTERATIONS AND EXTENSION OF THE EXISTING BUILDING.

Mr. J. Jesson (LPS) stated that LPS was in support of this proposal which was considered to be a good scheme for the village and would tidy up the property. However there was some concern regarding safety as the clinic was accessed from Alma Road and would open onto a narrow pavement.

AGREED RESPONSE: "No objection. However we trust that appropriate advice will be given to the applicants regarding the safety of patrons when emerging from the rear of the property into Alma Road where the pavement is very narrow.

288.8 13/00356/FUL – ACORNS, 19 LUXFORD ROAD

ERECTION OF NEW CHALET BUNGALOW IN REAR GARDEN.

AGREED RESPONSE: "No objection.

288.9 13/00390/TCA – 6 OLD SCHOOL COURT (COMMUNAL AREA)

4 SILVER BIRCHES: PARTIAL CROWN REDUCTION BY 2M AND THINNING BACK BY UP TO 25%.

The comments from the Tree Warden were noted: "No objection to the 2 birches within the gardens, but the 2 birches against the boundary wall do not require thinning. They are spindly specimens but might flourish with the proposed crown reduction". The merits of the proposed work were discussed and it was noted that the trees on the other side of the wall, in the play area, provided adequate screening. It was **AGREED** by 6 votes to 1, that there should be no objection to the proposal as it stood.

AGREED RESPONSE: "No objection.

289. 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

289.1 **NOTED:**

12/02678/NONMAT - 53 Hickmans Lane. – an application for amendments to the approved plans for a two storey extension had been received by MSDC and the applicant had been advised that these could not be treated as non-material; planning permission would therefore be required.

12/04268/FUL – Pondcroft Barn - the proposed alterations had been approved subject to conditions.

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290. NEIGHBOURHOOD PLAN STEERING GROUP

- 290.1 Notes of the meeting of the Lindfield Neighbourhood Plan Steering Group held on 24 January 2013. The notes were **RECEIVED** and **NOTED**.
- 290.2 Revised terms of engagement received from Action in rural Sussex. **NOTED:** the overall contract sum had now reduced to £14,450 plus VAT from £15,200 plus VAT. The revised terms of engagement were **AGREED**.
- 290.3 Proposed donation to Planning Aid. Planning Aid had carried out work to assist with the Neighbourhood Plan consultation on a voluntary basis. The proposal to make a donation of £500 to Planning Aid was **AGREED** and that the £500 should be split on the previously agreed basis: 2/3 Lindfield and 1/3 Lindfield Rural.
- 290.4 Report from Chairman of the Neighbourhood Plan Steering Group. The Chairman read out a short report by Councillor Gomme, Chairman of the Neighbourhood Plan Steering Group, the main points of which were as follows:
- The four Focus Groups had now all had their initial "getting to know one another" meetings and at least one subsequent meeting each.
 - From the reports of meetings held, the Focus Groups had tackled their respective topics with great enthusiasm and taken the sensible approach of taking on individual pieces of research.
 - Praise was due to the Housing Group for undertaking an area familiarisation walk around both parishes the previous Saturday in below freezing conditions.
 - The Housing Group had also commenced their own "Call for Sites" in order to ensure that all local landowners were aware of this opportunity to plan for the future potential of any landholdings they had in the two parishes.
 - The Landscape & Bio-Diversity group was planning a series of visits to local farmers.
 - The Steering Group was in the process of organising two "Pop-Up Workshops" [one in Lindfield and one in Scaynes Hall] in order to give the local community an opportunity to become involved in some of the ideas that the various groups were forming for inclusion in the plan
 - King Edward Hall, Lindfield – Tuesday 23 April
 - Millennium Centre, Scaynes Hill – Saturday [date to be confirmed.]
 - Invitations to the Workshops would be sent to the Chair or Secretary of all local organisations inviting someone from their organisation to attend one on the workshops in addition to publicity for the general community in Lindfield Life etc.
 - Arrangements were being made with contacts at Action in rural Sussex to hold a progress meeting before the next Steering Group meeting on the 21st March at the KEH.

291. STREET NAMING – NEW DEVELOPMENT OFF BLACKTHORNS CLOSE.

- 291.1 The Parish Council had been invited by MSDC to comment on the developer's proposal to name the new development "The Martins".

An alternative name - "The Hawthorns" - was put forward by Councillor Blunden. Councillor Hersey made the suggestion that the Parish Council should involve Blackthorns School as a competition. Whilst Members were supportive of this suggestion in principle, there were some reservations because the choice of street name had to comply with MSDC's policy, so the Parish Council should not be bound to accept the winning entry. It was further suggested that if the School was to be consulted the Blackthorns Residents Association should also be invited to put forward suggestions.

It was **AGREED** that, subject to confirmation from MSDC, both Blackthorns School and the Blackthorns Residents Association should be invited to put forward suggestions.

292. ANY OTHER BUSINESS.

- 292.1 No other items of business were raised.

The meeting concluded at 8.35 p.m.