

## LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 29 AUGUST 2017** in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

**Present:**

Parish Councillors: Mr S. Hodgson (Chairman)  
Mr. C Snowling (Vice-Chairman)  
Mr. W Blunden

**Also present:**

Mr. J Jesson, Lindfield Preservation Society (LPS)  
Ms. M Tyler, Lindfield Preservation Society (LPS)  
2 members of the public (both left after the completion of item 330.3)

**In attendance:**

Mr. A Funnell (Clerk Designate)

**Not present:**

Mrs. M Hersey  
Mr. R Plass  
Mrs. V Upton

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

**327. APOLOGIES FOR ABSENCE.**

327.1 An apologies for absence were received from Councillor Plass and the reasons were accepted. *Post meeting note; an apology had been received from Councillor Upton, but due to an oversight, this was not received at the meeting.*

**328. DECLARATIONS OF INTEREST.**

328.1 No declarations of interest were recorded.

**329. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 08 AUGUST 2017.**

329.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 08 August 2017. It was **AGREED** to **APPROVE** the Minutes, and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

330.1 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.

330.2 The Chairman moved agenda item 4.iv (39, HIGH STREET) to be considered first as two members of the public attended specifically regarding this application.

330.3 DM/17/3135/FUL – 39 HIGH STREET  
PROPOSED SINGLE STOREY REAR EXTENSION TO AN EXISTING A1 PROPERTY.

Mr Jesson stated that the LPS had serious reservations regarding the application. Mr Jesson advised Councillors that he had communicated the LPS's concerns to MSDC and copied the Parish Council in on his email. LPS's comments were as follows:

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- The proposal shows that the extension would extend not only to the rear but also on the flank of the building.
- The extension would reduce visibility of traffic, for those using, or passing the Co-op car park.
- The loss of two parking spaces would add further pressure on the limited parking availability.
- The proposed flat roof extension is bland, out of character to the existing building and would be a cause of visual harm to the local area.
- The property is within the Lindfield Conservation Area, the extension would not preserve or enhance the area.
- The property is located near, or within the setting of a number of Grade II or II\* listed buildings. The proposal conflicts with the Local Plan Policies that protect Listed Buildings and Conservation Areas.
- The historic features of the village attracts visitors, businesses in the village rely on these visitors. The extension does not maintain the quality of the historic environment and would therefore have an adverse effect on businesses within the village.
- A revised more imaginative proposal that considers the above point could enable the business to achieve its objectives.

Ms Thaddeus introduced herself as the Salon Director of La Touche Beauty Salon and provided details of the business and why it required the extension in order to remain in Lindfield. In regard to the loss of two parking spaces Ms Thaddeus explained that the spaces are rented and that currently they are used by her staff. Four of the thirteen members of staff use vehicles to commute to the workplace, Ms Thaddeus did not believe that the loss of the two parking spaces would have too much of an adverse impact on parking in the vicinity of the High Street. It was also explained that the side of the building where the railings are would be where the building extension would finish.

Councillor Snowling advised that he believed the proposal would have no adverse impact on Listed Buildings and that the design was not obtrusive. In further points it was noted that the car park spaces lost would be private parking space and that the architecture and design would be in keeping with the modern block of shops. Councillor Snowling stated that he believed on the grounds of safety it would be necessary for adequate lighting to be installed and maintained on the rear staircase that provides access to the flats. It was stated by Councillor Snowling that particular attention had been paid to policy B12 of the Local Plan 2004, and that he did not believe the application conflicted with this policy.

Councillor Blunden agreed with Councillor Snowling's comments regarding the design and architecture of the proposal being in keeping with the existing shops in the building block.

**AGREED RESPONSE:** Lindfield Parish Council has no objections to this application. Safety concerns were noted in regard to visibility on the staircase that provides access to the first floor flats. The Council believes that installation and maintaining of adequate lighting for the staircase is a necessity.

- 330.4 DM/17/3101/FUL – 64 MEADOW LANE  
REAR SINGLE STOREY AND SIDE EXTENSION. REPLACEMENT OF SIDE DOOR WITH TWO WINDOWS. REMOVAL OF GARAGE AND REPLACEMENT WITH SMALLER STORAGE SHED.

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

- 330.5 DM/17/3113/FUL – 101 HIGH STREET (UPWEY)  
PROPOSAL TO REPLACE EXISTING FRONT DOOR WITH SIMILAR STYLE IN WOOD.

Mr Jesson & Ms Tyler queried whether the application included retaining the existing fan light window or installing a replacement. Mr Jesson stated that the LPS would like to see the existing fan light window retained. Committee members and LPS members then discussed whether the application included changing the fan light window. As participants were unable to reach a conclusion from the source material Mr Jesson stated that LPS would review the application again and if they had any further comments they would correspond directly with MSDC.

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

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- 330.6 DM/17/3139/FUL – 51 SUNTE AVENUE (AMBERLEY)  
SINGLE STOREY SIDE EXTENSION WITH PITCHED ROOF. SINGLE STOREY REAR EXTENSION WITH FLAT ROOF AND NEW DORMER TO REAR ELEVATION.

**AGREED RESPONSE:** Lindfield Parish Council objects to the application. The proposed design is considered to be an overdevelopment of an existing building. The concept of the proposed extensions and choice of material are not in keeping with existing buildings contrary to policy B1 of the Local Plan 2004.

- 330.7 DM/17/3229/TREE – 3 PELHAM PLACE  
T1 CHERRY - TO REDUCE BY APPROX 1 METRE.

Mr Jesson commented that the tree was not in a good state and wondered whether it could be reduced further.

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

- 330.8 DM/17/3231/LDC – 34 LUXFORD ROAD  
REBUILD EXISTING GARAGE TO IMPROVE THE THERMAL PERFORMANCE TO CREATE A NEW SPACE TO BE USED AS A STORE. INCREASE THE SIZE OF THE REAR DORMER WINDOW WITHIN THE LOFT SPACE. 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.

- 330.9 DM/17/3286/FUL – 29 WEST COMMON  
ERECTION OF GARDEN BUILDING.

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

- 330.10 DM/17/3315/TREE – WEST HOUSE, PORTSMOUTH WOOD  
T1 BEECH - REDUCE CROWN BY 2 METRES. T2 OAK - REMOVE TWO LOWEST BRANCHES.

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

- 330.11 DM/17/3324/FUL – 13 FRANCIS ROAD  
PROPOSED FRONT ENTRANCE DOOR CANOPY.

Mr Jesson commented on whether the canopy would be constructed using timber. In reviewing the plans it was confirmed by Councillor Snowling that timber would be used.

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

- 330.12 DM/17/3336/TREE – 171 HIGH STREET (THE CLOCK TOWER HOUSE)  
T1 ASH – FELL.

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

- 330.13 DM/17/3340/TREE – 49 MEADOW LANE  
ALL HOLLY UNDERSTOREY - REDUCE TO 2M. HAZEL X 2 - COPPICE TO BASE AND MAINTAIN AS COPPICE ON 3-5 YEAR CYCLE.

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

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### 331 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.

- 331.1 DM/17/3068 - Former Tavistock and Summerhill School Summerhill Lane Haywards Heath West Sussex RH16 1RP: Proposed demolition of all existing redundant school buildings, structures and hard standing. The Clerk Designate reported that demolition proposal had been approved
- 331.2 DM/16/4857 - White Horse Inn 22 High Street Lindfield Haywards Heath West Sussex RH16 2HH: Change of use to restaurant and retrospective consent for a side extension and roof modifications. (Extraction details 12/7 and elevations 20/7 received). The Clerk Designated reported that application will be consider by Mid Sussex District Council's Planning Committee B on 31<sup>st</sup> August 2017.
- 331.3 DM/17/2271 - Land To The East Of High Beech Lane/ Land North Of Barrington Close Barrington Close Lindfield West Sussex: Outline application for the erection of 43 (one, two, three, four and five bedroom) dwellings and three self/ custom build plots (use class C3) with associated infrastructure, landscaping and access. All matters to be reserved except for access. Amended description 21/8/2017 to include self / custom build. The Clerk Designated reported that application will considered by Mid Sussex District Council's District Wide Committee on 07<sup>th</sup> September 2017.

### 332. ANY OTHER BUSINESS.

- 332.1 DM/17/3311 - Land To The East Of Gravelye Lane Gravelye Lane Lindfield West Sussex: Reserved Matters application for the approval of the appearance, landscaping, layout and scale pursuant to outline permission DM/16/5648 which provides for the development of the site for up to 130 dwellings with new access, landscaping and open space. The Chairman considered an email request received earlier that day, from Mr Jesson, to deploy resources to consider the Taylor Wimpy Reserved Matters Application for housing about Gravelye Lane. In his email Mr Jesson acknowledged that the development does not fall within the Parish boundary but that the development had the potential to be damaging for Lindfield Common. The Chairman invited other Councillors to comment but stated that he did not believe the Parish Council had the necessary resources to review all the documentation. Councillor Snowling agreed with the Chairman's comments. It was therefore **NOTED** due to the Parish Council's available resources this matter would not be considered further.

The meeting concluded at 20.29