

## LINDFIELD PARISH COUNCIL

Minutes of the meeting of the **Planning and Traffic Committee** held on **30 APRIL 2013** at the King Edward Hall, Lindfield.

The meeting commenced at 8.00pm.

**Present:** Councillors: Mr A. Gomme (Chairman)  
Mrs M. Hersey (Vice-Chairman)  
Mr M. Amor  
Mr W. Blunden  
Mrs J. Chatfield  
Mr R. Plass  
Mr C. Snowling  
Mrs V. Upton  
Mr S Hodgson

**Also Present:** Cllr Mr C. Hersey (MSDC) and Mr J. Jesson (Lindfield Preservation Society (LPS)) and approximately 8 members of the public (for all or parts of the meeting).

**In Attendance:** Mr I. McLean (Deputy Clerk)

**Absent:** None.

Councillor Gomme welcomed those present and announced the emergency procedure for the King Edward Hall.

### **306. APOLOGIES FOR ABSENCE**

306.1 No apologies for absence were received.

### **307. DECLARATIONS OF INTEREST**

307.1 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.

307.2 Councillor Blunden declared a personal interest in item 5(i) as the applicant was a friend. Councillor Hersey declared a personal interest in item 8(i) as the owner of the Farm is known to her. Councillor Gomme declared a personal interest in item 5(iii) as the applicant is a neighbour.

### **308. QUESTIONS / COMMENTS FROM MEMBERS OF THE PUBLIC,**

308.1 Mr J. Jesson (LPS) raised the issue of the Planning Inspectorate's decision in respect of a planning application in another Parish for a substantial housing development, where the Inspector had had little regard for the Planning Authority's draft District Plan, in favour of the guidance set out in the National Planning Policy Framework. Mr Jesson said that he had written to the Head of Planning & Economic Promotion at MSDC regarding this concern, and urging that the District Plan needs to be progressed by MSDC as quickly as possible.

### **309. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 09 APRIL 2013 (PLANS ONLY).**

309.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 09 April 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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**310. PLANNING APPLICATIONS AND OTHER MATTERS REFERRED TO THE PARISH COUNCIL BY MID SUSSEX DISTRICT COUNCIL FOR CONSIDERATION**

310.1 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.

310.2 13/01012/FUL – 20 SAVILL ROAD  
SINGLE STOREY AND TWO STOREY EXTENSIONS.

**AGREED RESPONSE:** "There are no objections to this application provided that matching materials are used to match the existing building."

310.3 13/00511/FUL – GARAGE BETWEEN 52 AND 53 MEADOW LANE  
DEMOLISH EXISTING GARAGE TO FORM 1 NO. TWO STOREY HOUSE (AMENDED DESCRIPTION, AMENDED PLANS RECEIVED 14<sup>TH</sup> AND 15<sup>TH</sup> MARCH 2013 AND ADDITIONAL PLAN RECEIVED 4<sup>TH</sup> APRIL 2013)

**AGREED RESPONSE:** "The Parish Council notes that this application has been withdrawn."

310.4 13/00981/FUL – 15 FINCHES PARK ROAD  
CONSTRUCTION OF A TWO STOREY EXTENSION TO THE REAR ELEVATION, THE DEMOLITION OF THE EXISTING GARAGE, AND THE CONSTRUCTION OF A TWO STOREY EXTENSION TO THE SIDE ELEVATION. VARIOUS RELATED INTERNAL ALTERATIONS AND EXTERNAL WORKS.

Councillor Gomme left the room for the consideration of this item in view of his declared interest above, and Councillor Hersey as Vice Chairman took the Chair.

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

310.5 13/00184/FUL – 89 HIGH STREET  
CONSTRUCTION OF A NEW SINGLE STOREY STORE (AS PER PLANNING PERMISSION 07/02568/FUL) TO MATCH EXISTING, AND ADDITIONAL GARDEN STORE (AMENDED PLANS RECEIVED 10.04.2013).

**AGREED RESPONSE:** "In the Parish Council's view, the proposals have not been significantly altered, and therefore the comments it made in respect of the original application, remain valid."

310.6 13/00190/LBC – 89 HIGH STREET  
AS ABOVE.

**AGREED RESPONSE:** "Ditto – please see as for above."

310.7 13/01066/FUL – 26 CHESTNUTS CLOSE  
DEMOLITION OF REAR SUN ROOM AND PARTIAL DEMOLITION OF EXISTING GARAGE. ERECTION OF TWO SINGLE STOREY EXTENSIONS, ONE TO THE FRONT OF THE PROPERTY AND ONE TO THE REAR OF THE PROPERTY.

Mr Jesson commented that the work to the front of the property, not the rear, needed particular scrutiny. The features (door) were being altered.

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

310.8 13/01072/FUL – SPRINGFIELD, SPRING LANE  
PROPOSED REPLACEMENT GARAGE AND SINGLE STOREY SIDE EXTENSION TO HOUSE.

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Mr Jesson raised some concerns, given that the property is in the Conservation Area. These related to the exterior of the extension, not the garage. The applicant believed that the proposal would not have a major impact and would be in keeping.

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

- 310.9 13/01124/FUL – 61 DENMAN'S LANE  
RE-MODELLING OF EXISTING BUNGALOW TO FORM CHALET BUNGALOW AND PROPOSED  
DETACHED GARAGE WITH STUDY ABOVE.

**AGREED RESPONSE:** "Despite minor changes to the roof height, windows and overall appearance, this remains a conversion from a bungalow to a 5 bedroom house, which the Parish Council feels is inappropriate in the context of the adjoining bungalow. Therefore it considers that the comments made in respect of the previous application LF/12/04208/FUL, remain valid."

- 310.10 13/01190/FUL – 42 SUNTE AVENUE  
FIRST FLOOR EXTENSION OVER GARAGE AND ASSOCIATED IMPROVEMENTS.

A neighbouring owner raised her concern at the effect of the application on the enjoyment of her conservatory in terms of sunshine and light. It was noted that the conservatory is not shown on the plans, and that the application may need to be corrected. Mr Jesson also noted that the drawings are rather vague as to the planning control on the finishes and elevations. Councillor Snowling particularly referred to the pre-application advice.

**AGREED RESPONSE:** "The Parish Council is not able to support this application and is concerned that it will adversely affect neighbouring property in terms of the enjoyment of light and sunshine to that property's conservatory. The Parish Council particularly notes the Planning Authority's reference to Policy B3 of the Mid Sussex Local Plan, and agrees that the impact of the proposal needs to be investigated further."

- 310.11 13/01193/TREE – 12 PICKERS GREEN  
T4 OAK – REDUCE THE CROWN BY UP TO THREE METRES. THIN THE CROWN BY UP TO 30%.  
CUT BACK BRANCHES OVER THE BUILDING TO PREVIOUS CUT POINTS.

Mr Jesson commented that he had concerns about the reasons why the work needed to be done. It was a subsidence issue, and cutting back would not help.

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

- 310.12 13/01228/TCA – 12 HIGH STREET  
LEYLANDII – FELL.

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

### 311. 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

311.1 It was reported under this item that MSDC has issued a stop notice in respect of the building works being carried out under the planning consent for the redevelopment of the former Blackthorns Nursing Home, due to certain planning conditions not being met.

311.2 Councillor Blunden raised the issue of the proposed traffic calming measures by Wates in the context of the Gravelye Lane/Lyoth Lane development. This involved works to the highway near to the King Edward Hall, which were considered unworkable, because of the parking and land ownership issues. It

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was also clear that these proposals were not supported in the context of the Neighbourhood Plan preparation. In accordance with Standing Orders, it was therefore agreed to delegate a detailed response to be put in to MSDC, to the Clerk/Deputy Clerk in consultation with the Chairman and Vice-Chairman of this Committee raising the Parish Council's concerns.

### 312. NEIGHBOURHOOD PLAN STEERING GROUP

- 312.1 Councillor Gomme updated the Committee on the two "pop in" sessions that had been held on 20<sup>th</sup> and 23<sup>rd</sup> April. These had been well attended, and useful feedback had been received. Supportive comments and good ideas had come through from these sessions. It was noted that some 30 volunteers were taking part on the four Focus Groups. He outlined the timetable for final reports and policy recommendations from the Focus Groups, the State of the Parishes report from Action in Rural Sussex (AiRS) on 15<sup>th</sup> May, and the stakeholders' meeting coming up on the 29<sup>th</sup> May.
- 312.2 The Committee approved the recommendation from the Steering Group to accept the estimated cost of AiRS carrying out the Housing Needs Survey. The sum is £4,207-87 to be paid by this Council and the Rural Parish Council in accordance with the previously agreed split.

### 313. PLANNING & TRAFFIC ISSUES

- 313.1 Hill House Farm (near Buxshalls). This item was taken under minute 308 above in order to enable members of the public to speak to it. The problems of the frequency of the lorry movements, the dangerous driving, the state of the roads, and the potential damage to the bridge, were repeated and reiterated. It was noted that the Planning Consent granted by MSDC did not give sufficient control over the project. It was agreed that the Deputy Clerk should write formally to MSDC in order to put these concerns to the Planning Authority, and to urge that there should be no repeat of the issue.
- 313.2 Stable Lodge, Lewes Road – access over part of Lindfield Common. Councillor Hersey reiterated that any agreement to the access License was only on the part of MSDC and not the Parish Council. It was noted that the Parish Council's position was entirely consistent with its original comments in respect of the planning application. There were still some safety concerns, and these needed to be addressed. Cllr Andrew Lea (MSDC) repeated the need for there to be suitable monitoring conditions. However, it was now important for the Parish Council to try and work with MSDC in order to alleviate the concerns that had already been expressed. It was therefore agreed that the Deputy Clerk should write to MSDC with a formal response along the above lines.
- 313.3 Parking along Sunte Avenue. It was noted that parking issues have been discussed at the County Local Committee meetings. Solutions are difficult to find, and often one measure will simply push the problem somewhere else. Councillor Christine Field (WSCC) indicated that it could come back on a future Agenda, when the impact of the existing measures already taken in this area, will be reviewed. Councillor Snowling observed that the matter was considered in the context of parking versus speeding, and it was noted that any measures to control parking along Sunte Avenue might then lead to a speeding problem. He also noted that the Gander Hill measures were implemented partially in response to highway danger concerns, in that parked cars could be obscured by the rise in the hill.

### 314. RISK ASSESSMENT FOR THIS COMMITTEE

- 314.1 It was re-iterated that planning inspection visits to properties and locations must be done in pairs as the document required. The Deputy Clerk would arrange for any substitutions to the rota as necessary. It was therefore resolved to agree the Risk Assessment document in its present form, and to review the document again in April 2014.

### 315. ANY OTHER BUSINESS.

- 315.1 No other items of business were raised.

The meeting concluded at 9.40 p.m.