

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 7 APRIL 2015** in the King Edward Hall, Lindfield.

The meeting commenced at **8.00 p.m.**

Present:

Parish Councillors: Mr. A Gomme (Chairman)
Mr. M. Amor
Mr. W Blunden
Mrs. J. Chatfield
Mrs. M. Hersey (Vice Chairman)
Mr. S. Hodgson
Mr C. Snowling

Also present:

Mr. J. Jesson, Lindfield Preservation Society (LPS)
Councillor C. Hersey (MSDC)
3 members of the public (for part of the meeting only)

In attendance:

Mrs. C. Irwin (Parish Clerk).

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

566. APOLOGIES FOR ABSENCE.

566.1 All members of the Committee were present.

567. DECLARATIONS OF INTEREST

567.1 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.

567.2 Councillor Hersey declared a personal interest in application WSCC/022/15 (Blackthorns Community Primary School) as a close relative taught at the school and Councillor Upton also declared a personal interest in this application as she was a regular visitor to the school.

568. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE (FULL) HELD ON 17 MARCH 2015.

568.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 17 March 2015. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

569.1 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 alter the order of the Agenda for the benefit of those persons present with an interest in a particular application.

569.2 DM/15/1054 – 48 SAVILL ROAD
NEW PITCHED ROOF OVER EXISTING GARAGE TO PROVIDE ADDITIONAL ANNEXE ACCOMMODATION.

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Mr. Jesson expressed the view that the proposed changes would have no significant effect in terms of addressing the impact on the street scene.

The applicant stated that following refusal of the previous application, he had invited a Planning Officer to visit and had been given to understand that an amended application with a reduction to the overall length of the extension was likely to receive a positive response. With the proposed alterations, the property would be visually more pleasing and appear as a more co-ordinated dwelling. A similar development had been carried out at a neighbouring property which was not out of keeping.

During discussion it was noted that a variety of styles existed in Savill Road and that this was an appropriate way of achieving more accommodation for families. However Members considered the current proposal against the reasons given by MSDC for refusal of the previous application: the impact on neighbouring amenities, a sense of enclosure on the boundary with the next door property and the impact in terms of design, size and scale of the proposal on the wider street scene. It was **AGREED**, by a majority of 6 votes to 2, that the latest proposal did not adequately address these reasons for refusal.

AGREED RESPONSE: "We note that this application was refused by MSDC and that this is a second application. In the light of the refusal, and a neighbour objection, we are persuaded that there are concerns with this application. We do not consider that the change made by the applicant overcomes the reasons given for the refusal and so in view of the impact on the neighbour, we cannot therefore support this application".

- 569.3 DM/15/1081 – 22 WEST COMMON DRIVE
DEMOLITION OF STORM PORCH CANOPY. SINGLE STOREY FRONT EXTENSION WITH CAT-SLIDE ROOF AND DORMER WINDOW. TWO AND A HALF STOREY REAR EXTENSION.

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

- 569.4 DM/15/0949 – 29 CHESTNUTS CLOSE
FRONT DORMER (REAR DORMER AND GABLE TO BE CONSTRUCTED UNDER PERMITTED DEVELOPMENT).

Mr. Jesson raised no objection to the application, for which there was a nearby precedent.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application subject to the materials matching the existing building".

- 569.5 DM/15/0964 – 96 HIGH STREET (PAOLINOS)
VARIATION OF CONDITION 2 OF PLANNING PERMISSION 12/03777/COND TO ALLOW EXTENSION OF HOURS OF THE OUTSIDE SEATING AREA TO 22:00 CLOSE MONDAY TO SATURDAY.

Councillor Hersey declared a personal, non- prejudicial interest in this item, as she was a customer of this business, and remained present.

NOTED: two letters of objection had been submitted to MSDC.

Although generally supportive of local businesses, Mr. Jesson expressed concerns about the effect of the proposed extension to the opening hours on the neighbouring residents and drew attention to the lack of clarity about whether the proposed closing time took into account the clearing of tables, which had been addressed through conditions in the previous permission letter.

During discussion Members noted the comments in correspondence from neighbours regarding compliance with current conditions. It was also noted that all of the public houses had outside seating areas without such restrictions. On balance, it was **AGREED** that the extension to the opening hours could be supported if the previous conditions were applied, with the hours amended.

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AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, subject to the same conditions, with the hours changed, as those applied to the previous permission (12/03777/COND dated 11.12.12), to safeguard the amenities of neighbouring properties in this predominantly residential area. In particular: no entertainment to be permitted outside and the tables in the outdoor seating area must be cleared by the closing time of 22:00".

569.6 DM/15/0969 – 45 COMPTON ROAD

REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF NEW REAR EXTENSION WITH PITCHED ROOF. CONSTRUCTION OF NEW ADJOINING SIDE EXTENSION WITH FLAT ROOF.

Mr. Jesson noted that there was a precedent further along the road and stressed the importance of the use of matching materials and Victorian brick details.

AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, as long as matching materials are used".

569.7 DM/15/1060 – 92 HIGH STREET

YEW TREE (T1) DEAD – FELL AND REPLANT. LAUREL HEDGE (T2) REDUCE HEIGHT BY 3-4 METRES. HOLLY TREES – FELL, AS DAMAGE TO FENCING. MATURE EVERGREEN (T3) – FELL.

NOTED: to meet the deadline, the Planning Officer had requested the response in advance of this meeting so, in accordance with the usual procedure, the Deputy Clerk had dealt with this as a delegated decision in consultation with the Chairman and Vice Chairman of the P&T Committee. The comments of the Tree Warden had also been taken into consideration. The response submitted was endorsed:

"The Parish Council supports the comments of its Tree Warden. Accordingly, it objects to the felling of the Yew tree unless the owner has a professional report by an arboriculturist to show any disease in the tree. The Laurel hedge is only at most 4 metres high, so the Council objects to this. It shields the house from traffic noise and gives privacy. The Holly trees and the Evergreen are in the back garden and so have not been viewed. Therefore approval or otherwise of the proposed works are at the discretion of the planning officer".

569.8 DM/15/1152 – 14 BY SUNTE

FRONT SINGLE STOREY EXTENSION WITH PORCH. SIDE SINGLE STOREY EXTENSION. NEW PITCHED ROOF OVER REAR FLAT ROOF EXISTING EXTENSION.

NOTED: this application had been re-advertised by MSDC but the reasons had not become clear. It was therefore **AGREED** to defer consideration of this application until the next meeting on 28 April, which would meet the new deadline.

569.9 DM/15/1172 and DM/15/0073 (LBC) – 60 HIGH STREET (RED LION)

FULL INTERNAL AND EXTERNAL REFURBISHMENT WITH DECORATIONS TO ALL PAINTED ELEMENTS, LIGHTING UPGRADE, NEW FLOORING AND WINDOW FINISHES WITH LANDSCAPING WORKS.

Mr. Jesson expressed support for the application and noted that a porch and more attractive entrance door were to be added to the side elevation which would not be out of keeping with the Listed Building.

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

569.10 DM/15/1222 – 6 COMPTON ROAD

LOFT CONVERSION AND EXTERNAL ALTERATIONS TO INCLUDE FRONT DOOR COLOUR CHANGE, REPLACEMENT TIMBER WINDOWS TO PRINCIPAL ELEVATION AT GROUND AND FIRST FLOOR, AND ALTERATIONS TO FRONT GARDEN WALL.

Mr. Jesson expressed no objection to the proposal.

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AGREED RESPONSE: "Lindfield Parish Council has no objections to this application, subject to the colour of the front door being made a reserved matter for agreement with the Planning Officer".

- 569.11 DM/15/1237 – 1 CHESTNUTS CLOSE (WHYCHWOOD)
T2 SCOTS PINE. REDUCE CANOPY BY MAXIMUM 1.5 METRES AND UPLIFT 4 LOW BRANCHES OVER HOUSE AND ROAD.

AGREED RESPONSE: "We assume that the application actually relates to T1 (T one) not the T2 as transcribed. Overall, Lindfield Parish Council has no objections to this application."

- 569.12 DM/15/1247 – WEST WING, OLD PLACE, HIGH STREET
YEW (T1) IN REAR GARDEN REDUCE BY UP TO 2 METRES IN HEIGHT AND SPREAD, THIN BY 15%.

Mr. Jesson expressed some reservations as the Yew was a protected tree and the area beneath yew trees is normally dark.

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

- 569.13 WSCC/022/15 – BLACKTHORNS COMMUNITY PRIMARY SCHOOL, BLACKTHORNS CLOSE
THE CONTINUED SITING AND USE OF A TEMPORARY CLASSROOM UNIT.

Councillors Hersey and Upton, having declared personal but non-prejudicial interests in this item remained present.

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

- 570. 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.**

- 570.1 There were no significant planning decisions or issues to report.

- 571. ANY OTHER BUSINESS.**

- 571.1 No other items of business were raised.

The Meeting concluded at 8.35 p.m.