

LINDFIELD PARISH COUNCIL

Minutes of the meeting of the **Planning and Traffic Committee** held on **7 February 2012** at the King Edward Hall, Lindfield.

The meeting commenced at 8.00pm.

Present: Mr. C. Snowling (Chairman)
Mr. M. Amor
Mr. W. Blunden
Mr. A. Gomme (Vice Chairman)
Mrs. M. Hersey
Mr. S. Hodgson

Also Present: MSDC Cllr Mr C Hersey and 8 members of the public

In Attendance: Mrs C Irwin

116. WELCOME AND EMERGENCY ANNOUNCEMENTS

116.1 The Chairman welcomed those present and announced the emergency procedure for the King Edward Hall.

117. APOLOGIES FOR ABSENCE

117.1 Apologies were received from Councillors Upton and Chatfield and the reasons accepted.

118. DECLARATIONS OF INTEREST

118.1 Cllr Hersey stated that she reserved the right to express a different opinion from that given at this meeting, when present at meetings of the Mid Sussex District Council's (MSDC's) Central Area Planning Committee (CAPC) or at any other 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.

118.2 Cllr. Snowling stated that, as a possible substitute member, he reserved the right at the CAPC or any other meeting he might attend, to express a different opinion from that given at this meeting should the agenda include any matter discussed at the present meeting, having seen the Officers' reports and heard representations from members of the public and fellow members.

119. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 17 JANUARY 2012

119.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 17 January 2012. It was **AGREED** to **APPROVE** the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

120.1 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.

120.2 12/00049/FUL - 29 DUKES ROAD
PROPOSED FIRST FLOOR REAR EXTENSION OVER EXISTING SINGLE STOREY PROJECTION AND
REPLACEMENT FRONT ENTRANCE PORCH AND VERTICAL TILE CLADDING AT FIRST FLOOR LEVEL
TO FRONT ELEVATION.

AGREED RESPONSE: "No objection subject to materials matching existing"

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- 120.3 12/00018/FUL - 12 DENMANS LANE
PART RETROSPECTIVE APPLICATION FOR A TWO-STOREY SIDE EXTENSION AND ATTACHED GARAGE TO REAR WITH HABITABLE ROOM OVER AND NEW PORCH (PORCH ADDED TO DESCRIPTION ON 12.01.12 AND DESCRIPTION AMENDED TO ADD PART RETROSPECTIVE ON 19.01.12).

The applicant stated that a window in the original north elevation had a view over the neighbouring property and in his opinion, as the room over the garage would have a restricted view over the same aspect, it would not impinge on privacy; the neighbour had not raised objections on these grounds.

Mr. J. Jesson (Lindfield Preservation Society) suggested that provision of obscured glazing might deal with this issue.

Members who had viewed the property confirmed that the new window would be larger and therefore a more prominent feature with the potential for a greater degree of overlooking. It was considered that obscure glass may be the solution.

AGREED RESPONSE: "We cannot support the amendment as it stands. Inspection of the site makes it clear why the original condition was imposed (LF/11/0126/FUL, Condition 5, viz: No habitable space shall be provided in the roof space of the garage hereby permitted. Reason: To protect the amenities and privacy of the adjoining property and to accord with Policy B1 of the Mid Sussex Local Plan). We acknowledge the existence of an existing window on the north elevation which has a view of the neighbouring property but we consider that the window to the proposed first floor space over the garage has the potential to compromise the privacy of the occupants of number 14 Denmans Lane if permission is granted for its use as habitable space. However we would accept that a condition requiring that this window be glazed with obscure glass might overcome this concern."

- 120.4 11/03810/FUL - 3 FRANCIS ROAD
RE-POSITION SATELLITE DISH FROM FRONT OF PROPERTY TO CHIMNEY ON FRONT OF ROOF.

Mr. J. Jesson made reference to Mid Sussex Local Plan Policy B25 which stated that satellite dishes requiring planning permission must be located to ensure their impact was minimised and that they should have an acceptable visual impact on the building and surrounding environment. He considered that the dish at number 4 was in the best position: on the gable end. Mr Jesson expressed some concerns relating to the setting of the Conservation Area and Old Place; the potential setting of precedent and the accumulation of satellite TV dishes.

During discussion it was noted that the dish needed to be raised higher than its existing location and that as other dishes were in place on properties in this row of houses, the accumulation already existed. This house did not have a gable end and it was felt that this dish would look better on the chimney than in its present position on the front elevation.

AGREED RESPONSE: "We see no objection to the re-siting of the existing satellite dish. Indeed, there are several precedents for aerials on chimneys in the immediate neighbourhood."

- 120.5 11/03820/FUL - 30 CHESTNUTS CLOSE
NEW TILED ROOF PAGODA (NAME OF APPLICANT AMENDED 11.01.12).

It was noted that the only amendment to this application, to which the P&T Committee had raised no objection previously, was the name of the applicant.

AGREED RESPONSE: "No objection".

- 120.6 11/04104/FUL - 24 DENMANS LANE
SINGLE STOREY REAR EXTENSION.

Mr. J. Jesson commented that it would be desirable for the colour of the window frames to match those in the existing building.

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AGREED RESPONSE: "No objection, provided brickwork and the frames to the fenestration match existing".

120.7 12/00222/TEL56 – O/S 42 COMPTON ROAD
INSTALLATION OF NEW GREEN COLOURED REPLACEMENT CABINET SHELL.

Mr. J. Jesson commented on the fact that the cabinet had already been installed but the application details did not acknowledge that it was retrospective. There were now two large cabinets in place at the top of Compton Road.

Members noted that the applicant's letter to MSDC was dated 10 October 2011 and agreed that the response should make reference to this being a retrospective application.

AGREED RESPONSE: "No objection. We note that the applicant's letter to MSDC is dated 10 October 2011 and that the cabinet is now in place, this being, therefore, a retrospective application."

120.8 12/00097/FUL – 30 DUKES ROAD
NEW REAR EXTENSION WITH CATSLIDE ROOF AND ADJOINING EXTENSION WITH MONOPITCH ROOF.

AGREED RESPONSE: "No objection subject to materials matching existing"

121. 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.

121.1 11/03317/FUL – 1 Church View Cottages, Francis Road. It was **NOTED** that the application for removal of a chimney stack, to which the Parish Council had objected, had been refused by MSDC.

122. TO CONSIDER ACTIVITY ON THE LIMES DEVELOPMENT, ANY DOCUMENTS RELATING THERETO AND AGREE ANY ACTION WHICH MAY NEED TO BE TAKEN BEFORE THE NEXT MEETING.

122.1 It was **NOTED** that two residents of properties adjacent to the Wilderness Field had been pursuing a number of concerns with Steve Ashdown (MSDC Case Officer). Issues relating to the pond in the open space on the eastern side to the north east of the development would be reported at a future meeting of this Committee.

123. TO CONSIDER WHETHER TO COMMENT ON THE ATTACHED EMAIL FROM MR HINDHAUGH IN ADVANCE OF HIS SUBMITTING A FORMAL APPLICATION).

123.1 Mr. Hindhaugh had written to the Parish Council to request a pre-application meeting to discuss his proposals which would necessitate changes to the consents currently in place for a business property in the High Street.

It was **AGREED** that there should be no departure from the Council's policy to remain entirely neutral until a planning application had been put out for consultation and that a letter should be sent to Mr. Hindhaugh to this effect, suggesting that he should continue taking advice from MSDC and to discuss his proposals with his neighbours before submitting an application.

124. ANY OTHER BUSINESS

124.1 Lindfield Neighbourhood Plan Joint Working Party (JWP). It was **NOTED** that the JWP had met and the next meeting had been arranged. A report would be made at the next full meeting of the P&T Committee.

The meeting concluded at 8.25 pm.