

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
TUESDAY 15TH MAY 2018 in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

Present:

Parish Councillors: Mr. C. Snowling (Chairman)
Mr R. Plass (Vice-Chairman)
Mrs S Richmond
Mr W. Blunden

Also present: Two members of the Lindfield Preservation Society (LPS)

In attendance: Mr D Parsons (Deputy Parish Clerk)

Not present: Mrs V Upton
Mr M. Damsell
Mrs M Hersey

Councillor Blunden, as Chairman of the Parish Council, opened the meeting, welcomed those present, and announced the emergency procedure for the King Edward Hall.

456. ELECTION OF CHAIRMAN OF THE COMMITTEE

456.1 Councillor Blunden invited the Committee to elect a Chairman of the Committee for the municipal year 2018/19. Councillor Plass proposed Councillor Snowling, seconded by Councillor Richmond. This was carried unanimously by the Councillors present.

457. ELECTION OF VICE CHAIRMAN

457.1 Having accepted the Chair, Councillor Snowling proposed Councillor Plass as Vice-Chairman, seconded by Councillor Blunden. This was carried unanimously by the Councillors present.

458. APOLOGIES FOR ABSENCE

458.1 Apologies for absence were received from Councillors Upton, Hersey and Damsell and the reasons were accepted.

459. DECLARATIONS OF INTEREST

459.1 The Chairman advised that he would not participate in the discussion related to item 6v as he had noted that a member of the public who had written in support of the application was a colleague of his; as a fellow Trustee of the King Edward Hall.

460. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 23RD APRIL 2018

460.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 23rd April 2018. It was AGREED to APPROVE the Minutes, and the Chairman SIGNED the Minutes as a true record of that meeting.

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

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.

- i. DM/18/1415 – 21 SUMMERHILL GRANGE
CONVERSION OF GARAGE TO HABITABLE LIVING ACCOMMODATION

AGREED RESPONSE: Lindfield Parish Council has no objections to this application subject to the exterior materials and finishes of the conversion matching in colour and texture those of the existing dwelling house.

- ii. DM/18/1473 ARCHWAY HOUSE, OLD PLACE, HIGH STREET

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ALTER EXISTING WINDOW TO ALLOW INSERTION OF A NEW DOOR OPENING INTO THE EAST ELEVATION, TO ACCESS THE GARDEN FROM THE HOUSE. INSTALL A FLOOR HATCH FOR FURNITURE REMOVAL INTO FIRST FLOOR LANDING AREA AND RELOCATE BOILER FLUE

LPS agreed with the reviewing councillors' comments "No objection provided that the works meets listing / conservation requirements and are undertaken in the style of the existing building finishes" and stressed the importance of a quality contractor undertaking the works, which should be properly documented given the buildings historical merit.

AGREED RESPONSE: Lindfield Parish Council has no objections to this application provided that the works meet listing / conservation area requirements and are undertaken such that the materials and finishes are in the style of the existing building. The Parish Council considers that the works should be properly documented to maintain a good historical record and undertaken by an experienced, quality contractor.

- iii. DM/18/1577 - LINDFIELD PARISH COUNCIL PUBLIC TOILETS, DENMANS LANE
(T1) LIME - REMOVE EPICORMIC GROWTH AND RAISE CANOPY (TOILET SIDE) TO APPROXIMATELY 3M

AGREED RESPONSE: Lindfield Parish Council is unable to comment on this application, in respect of which Mid Sussex District Council raised NO OBJECTION on 14th May 2018.

- iv. DM/18/1652 - 2 LINDEN GROVE
(T1) MAGNOLIA - REDUCE CROWN BY 1.5M ON ONE SIDE TO CUT BACK FROM THE STREET LIGHT. CROWN REDUCE BY 2M ON THE OTHER SIDE TO BALANCE SHAPE.

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

- v. DM/18/1004 - LINDFIELD COFFEE WORKS, ALMA ROAD
AMENDED PROPOSAL: VARIATION OF CONDITION 3 RELATING TO PLANNING APPLICATION DM/17/0928 TO ALLOW OPENING OF THE PREMISES UNTIL 23:30 ON 15 NIGHTS PER YEAR (DESCRIPTION AMENDED 27/04/2018).

COUNCILLOR PLASS TOOK THE CHAIR FOR THIS ITEM.

LPS considered that 15 days a year was a reasonable request, provided there was no external lighting and that the Local Planning Authority had provided its written consent to each event.

Councillor Richmond considered that the comments recorded in the Planning Portal were misleading and that, on balance, she objected to the proposal in view of the likely impact on neighbours. Councillor Blunden agreed that this application should be resisted, noting the potential for 12 late nights until 10pm as agreed by MSDC on the open patio and, if this request were granted, for a further 15 late nights until 11.30pm within the premises. Councillor Plass stated that for long established venues such as Public Houses, purchasers of nearby property accepted that there would be later activity; however LCW was quite a new venue. Further, that Alma Road was a quiet residential area and that whilst he didn't want to hamper growing businesses, increasing levels of disturbance to neighbours were not acceptable. Councillor Richmond noted that 27 separate late night openings would mean that the neighbourhood could experience disturbances more than twice a month.

AGREED RESPONSE: Lindfield Parish Council is unable to support this application. Policy DP 29 states that the onus for any applicant is to protect neighbouring occupants' quality of life and not to expose them to undue noise, particularly late at night. The area around the building subject to the application is heavily built up. Any noise generated will echo and be magnified when there are large gatherings, which these nights are likely to attract. Fifteen late night openings until 23.30, in addition to the twelve nights already agreed for the external patio opening until 22.00, would appear likely to create an unreasonable burden for the neighbours to tolerate.

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- vi. DM/18/1743 - 28 SAVILL ROAD
PROPOSED TWO STOREY FRONT EXTENSION

AGREED RESPONSE: Lindfield Parish Council has no objections to this application subject to the exterior materials and finishes of the conversion matching in colour and texture those of the existing dwelling house.

462. 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.

- 462.1 The Deputy Parish Clerk advised that following discussions with the P&TC Chairman and Vice-Chairman, LPC's Chairman had recently contributed to the Consultation on the National Planning Policy Framework, where it was being proposed that Neighbourhood Plans be reviewed every two years. LPC's response was that anything less than a 5 year review cycle would be unworkable from a parish resource perspective.
- 462.2 MSDC had received an appeal following refusal of planning permission on Land opposite Grahams Cottages, Spring Lane (DM/17/4431) and seeking additional comments, if any, by 5th June. The Committee agreed that LPC had nothing to add to its previous comments objecting to this application.
- 462.3 In respect of DM/18/1126 9 Dukes Road MSDC had granted permission for the log burner flue with an external black finish.
- 462.4 In respect of DM/18/1024 23 Dukes Road, MSDC had given permission for the proposed extensions.

The Committee **NOTED** these decisions.

463. ANY OTHER BUSINESS

- 463.1 None

The meeting concluded at 20:15