

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday 18th September 2018 in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

Present:

Parish Councillors: Mr W Blunden (Council Chairman and Acting Chairman for this meeting)
Mrs S Richmond
Mrs V Upton
Mr M Damsell
Mrs M Hersey (from item 513iii)

Also present: Lindfield Preservation Society (LPS) representative Mrs M Tyler

In attendance: Mr D Parsons (Deputy Parish Clerk)

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

510. Apologies

510.1 Apologies for absence were received from Councillors Snowling, Plass and Hersey, and the reasons were accepted.

511. Declarations of Interest

511.1 Councillor Upton advised that item 513iii related to a neighbour.

512. Approval of Minutes

512.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 28th August 2018. It was **agreed to approve** the Minutes, and the Chairman **signed** the Minutes as a true record of that meeting.

513. 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/18/3373 – 30 West Common Drive
Poplar and Elder - Fell .

Lindfield Parish Council has no objection to this application.

- ii. DM/18/3130 – Co-Op 35/37 High Street
The proposal is to enlarge the compound area at the rear of the building, to allow better access to the existing equipment/mechanical plant.

Lindfield Parish Council has no objection to this application, subject to materials and finishes matching existing

Councillor Hersey joined the meeting and stated that she reserved the right to express a different opinion from that given at this meeting, when present at any meeting at Mid Sussex District which considered any matter discussed at the present meeting, having seen officers' reports and heard representations from members of the public and fellow Members.

- iii. DM/18/3442 – 34 Luxford Road
To replace the two rear pitched roof dormers with one flat roof dormer. 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.

As this is a request for a Lawful Development Certificate **Lindfield Parish Council** can only comment that there are no reasons for legal, valid objections as far as we are aware.

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iv. DM/18/2945 – The Holt, 78 High Street

Proposed loft conversion to include two dormer windows on the front and two on the rear with the removal of one side light on roof.

LPS outlined their objections to the application and particularly in the context of the Adopted District Plan Policies DP34 Listed Buildings and DP35 Conservation Areas. LPS considered that the proposed dormer windows were contrary to the original architectural intentions of this mid-Victorian building, which is already more prominent than several adjoining properties to either side. That such was inappropriate to the street scene and the properties position amidst a row of historic properties, several of which were listed.

Committee considered these comments and that the application also appeared contrary to DP26 Character and Design. Discussions noted that with an east facing rear roof, it should be possible to provide adequate day light to any future roof conversion without the proposed overbearing disruption to the street scene.

Lindfield Parish Council objects to this application which fails to address Adopted District Plan Policies DP 26 Character and Design, DP 34 Listed Buildings and DP 35 Conservation Areas. The Council considers that the proposed dormer windows are not typical to the High Street Conservation Area street scene and would be accentuated by the property's roof line, itself prominent amid several listed properties. It would appear to be possible to gain enough day light to any roof conversion through fenestration elsewhere on the property without disturbing the street scene as proposed.

v. DM/18/3459 – Boarsland, 72 High Street

T1 Mulberry - Reduce crown by up to 2m.

Lindfield Parish Council has no objection to this application.

vi. DM/18/3503 – 37 Compton Road

T1 and T2(Acer) - to be reduced to old points, approx 1 metre maximum reduction of canopy

Lindfield Parish Council has no objection to this application.

vii. 28.9.18 DM/18/3606 – Porters, 58 High Street

(T1) Conifer - fell to ground level. (T2) Palm - remove

Lindfield Parish Council has no objection to this application.

514. 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.

514.1 The Deputy Parish Clerk Planning advised the Committee that

- (i) planning application DM/18/0884 concerning 34 Dukes Road (proposed two storey extension to rear and side and proposed new lean-to canopy with first floor front extension), had been refused by MSDC;
- (ii) planning application DM/18/0733 concerning Tavistock & Summerhill School had been withdrawn by the applicant.
- (iii) planning application DM/18/2084 23 High Street (paint the exterior brickwork in a pastel colour) had been refused by MSDC

The Committee **noted** these matters.

509. Matters Arising

509.1 None

The meeting concluded at 20.24