

## LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **Tuesday 20<sup>th</sup> November 2018** in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

**Present:**

Parish Councillors: Mr R Plass (Vice-Chairman of the Planning and Traffic Committee and acting Chairman for this meeting)  
Mrs M Hersey  
Mr I Wilson  
Mrs V Upton  
Mr W Blunden

**Also present:** Lindfield Preservation Society (LPS) representative, Mrs M Tyler  
One member of the public

**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.

**534. Apologies**

534.1 Apologies for absence were received from Councillors Snowling and Damsell, and the reasons accepted.

**535. Declarations of Interest**

535.1 Cllr Hersey stated that she reserved the right to express a different opinion, when present at any meeting at Mid Sussex District Council which considered any matter discussed at LPC's P&TC, in the light of officers' reports and representations from members of the public and fellow Members. Cllr Plass advised that as his son was a nearby neighbour in relation to item 537 vi. he would leave the meeting for that item and Cllr Blunden would take the Chair. Cllr Upton stated that she was previously a member of the Church at item 537 vii.

**536. Approval of Minutes**

536.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 30<sup>th</sup> October 2018. It was **agreed** to **approve** the Minutes, and the Chairman **signed** the Minutes as a true record of that meeting.

**537. 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/18/2639 – Lantern Cottage, Spring lane

Proposed 5 bedroom two-storey house on existing land forming part of garden to Lantern Cottage (Amended plans and Arboricultural Impact Assessment received 22/10/2018).

Committee agreed that the response given to the previous application remained apposite. LPS advised that they remained neutral in respect of this application. Cllr Hersey advised that she considered that the case for this application was well balanced and the property was not located in the Conservation Area. Accordingly, in her role as a District Councillor she would look to have this application called in to Mid Sussex District Council's Planning Committee should the Planning Officer be minded to refuse it.

**Lindfield Parish Council has no objection** to this application, provided that, regardless of whether the site actually sits within the Conservation Area, the Planning Authority (on the advice of the Conservation Officer), is satisfied that there will be no adverse impact on the Conservation Area, or its setting, and that insofar as possible, matching materials and finishes are used, so as to ensure that the new building blends in with its surroundings.

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- ii. DM/18/4160 – 47 Appledore Gardens  
First floor bedroom extension. Garage conversion to habitable room

**Lindfield Parish Council has no objection** to this application.

- iii. DM/18/4210 – The Barn, Hickmans Lane  
Erection of a garden studio Annex - Amendment to previously approved garden studio / carer's accommodation under 11/02352/FUL partially implemented.

Items iii, iv, & v, were considered together. Committee agreeing that the response used in respect of previous applications at this site remained appropriate notwithstanding the latest amendments. LPS had no objections in respect of the garden studio, noting a slight reduction in scale and enhanced insulation. Further considering that the proposed lowered sedum roof on the main property extension aided continuity with the boundary wall and that the glazed link ensures a clear distinction between old and new elements of the scheme

**Lindfield Parish Council is not able to support this application**, because of the concerns about the adverse effects of the proposal on this listed building, and on the setting of the Conservation Area. The Parish Council does not believe that the objectives of Policies DP 34 and DP 35 of the Mid Sussex District Plan 2014-31 are being met.

- iv. DM/18/4215 – The Barn, Hickmans Lane  
Erection of Single storey flat sedum roof extension. Replacement of existing conservatory roof with a flat single ply roof and 2 No lights. New window to existing conservatory. External works include a water feature and steps - Amendment to previously approved extension under DM/16/0300 (Partially implemented). Listed Building Consent.

**Lindfield Parish Council is not able to support this application**, because of the concerns about the adverse effects of the proposal on this listed building, and on the setting of the Conservation Area. The Parish Council does not believe that the objectives of Policies DP 34 and DP 35 of the Mid Sussex District Plan 2014-31 are being met.

- v. DM/18/4216 – The Barn, Hickmans Lane  
Erection of Single storey flat sedum roof extension. Replacement of existing conservatory roof with a flat single ply roof and 2 No lights. New window to existing conservatory. External works include a water feature and steps - Amendment to previously approved extension under DM/16/0300 (Partially implemented). Householder Application.

**Lindfield Parish Council is not able to support this application**, because of the concerns about the adverse effects of the proposal on this listed building, and on the setting of the Conservation Area. The Parish Council does not believe that the objectives of Policies DP 34 and DP 35 of the Mid Sussex District Plan 2014-31 are being met.

- vi. DM/18/4283 – 1 Old Orchard Close  
Proposed children's play area 3.12m in height and fence height extension of 0.61m with trellis.

The acting Chair left the meeting for this item and Cllr Blunden chaired this part of the meeting. LPS advised that they have not been involved in this application.

**LPC objected to the height of the previous proposal and strongly objects** to this further development of the site. The structure is overbearing, unneighbourly and out of character with the street scene.

- vii. DM/18/3973 - Friends Unlimited Lindfield Evangelical Free Church, Chaloner Road  
Installation of roof lights

**Lindfield Parish Council has no objection** to this application.

- viii. DM/18/4402 – Springfield, Spring Lane  
T1 Oak - reduce branches on the garden side by up to 2m. T2 Oak - remove lowest limb growing towards house, lowest limb growing over towards garage and reduce crown by up to 3m.

**Lindfield Parish Council has no objection** to this application.

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ix. DM/18/4372 - 27 Savill Road

Proposed variation of condition no.3 for DM/17/4987. Rather than the wall materials to match that of the existing they will be as per drawing J1338-02E with Marley Eternit cedar boarding at high level and smooth render to lower level.

**Lindfield Parish Council has no objection** to this application.

x. DM/18/4405 - Willow Tree / 21 High Street

Single storey link extension to form new open plan kitchen and dining space connecting house with existing annex.

**Lindfield Parish Council has no objection** to this application.

**538. 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.**

538.1 The Deputy Parish Clerk advised the following:

- i. 1 Grahams Cottages, Spring Lane – the Council had objected to this application and the Planning Inspector has dismissed the appeal
- ii. Cloughs Deli, Proposed extension to create additional flat - the Council had objected to this application and Mid Sussex District Council refused permission on 30 October
- iii. 34 Dukes Road, extensions – the Council objected to this and MSDC refused permission, the matter has been appealed to the Secretary of State
- iv. Postmasters, 34 High Street, variation to (approved) fenestration – the Planning Inspector has dismissed the appeal.

538.2 **Committee noted** these matters.

**539. Finance update**

539.1 The Deputy Parish Clerk summarised that whilst there are possible issues on the horizon, notably the potential development application for Haywards Heath Golf Club and any requirements following West Sussex County Council's (WSCC) assessment of the Village Traffic Study, no figures could at present be attached to these. Consequently, it was proposed to move forward with a Miscellaneous budget of £200 in line with previous years. If matters accelerated on the items mentioned, it was considered that the Council would be able to fund any foreseeable requirements from its General Reserve.

539.2 **Committee approved** the budget as outlined for submission to Finance & General Purposes Committee.

**540. Matters Arising**

The Deputy Parish Clerk advised the Committee that:-

540.1 The Council's Traffic Study Application has been submitted to WSCC.

540.2 Works had been noted to property behind the butcher in the High Street and that the Parish Office was liaising with MSDC in this regard and in particular with relation to obstructions on the public footpath.

540.3 **Committee noted** these matters.

The meeting concluded at 20.18