

## LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on  
**Tuesday 9<sup>th</sup> October 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

**Also present:**

Lindfield Preservation Society (LPS) representatives;  
Mr G Kennedy, Mrs M Tyler  
Four members 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.

**516. Apologies**

516.1 Apologies for absence were received from Councillors Snowling, Blunden, Richmond, Upton, and Damsell, and the reasons were accepted.

**517. Declarations of Interest**

517.1 Councillor Hersey 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.

**518. Approval of Minutes**

518.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 18<sup>th</sup> September 2018. It was **agreed to approve** the Minutes, and the Chairman **signed** the Minutes as a true record of that meeting.

**519. 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/18/2945 – The Holt, 78 High Street

Proposed loft conversion to include two dormer windows on the front and two rooflights on the rear with the removal of one side light on roof. (Amended description 06/09/2018).

The Deputy Parish Clerk highlighted that this application was a resubmission, with a slightly amended description, of the application seen by the Planning & Traffic Committee at its 18<sup>th</sup> September meeting and that the Planning Officer had agreed that the Committee's previous response would be considered accordingly. Councillor's confirmed this approach.

**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.

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- ii. DM/18/3684 – The Oaks, 2 Portsmouth wood Close  
T1 Oak tree - lower crown (minor droopy growth only) reduce by max 1.5 metres and reduce 2 over-extended limbs within crown by max 1.5 metres.

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

- iii. DM/18/3656 – 41 Hickmans Lane  
Partial demolition of existing detached house. Proposed single and two storey extensions to the front, side and rear elevations and associated alterations

Two members of the public spoke in objection to the proposal. Mr Malcolm Smith read out the letter dated 7.10.18 that he had previously submitted to MSDC. Mr Martin Kenward advised that he strongly objected to the size of the proposed extensions in an Area of Townscape character. That these would have a detrimental effect on his property and that he considered the rear extension plans to be unneighbourly and overbearing; materially affecting his open outlook and that it had no regard to the neighbours. Both residents advised that the Planning Officer had visited the site and seemed to recognise their concerns about the scale and proximity of the proposed works.

LPS advised that they would be objecting to the application and that they considered the proposed works would be overbearing and intrusive. Further commenting that the 'Sunshine diagram' provided within the application papers had no daylight data in support and noting that it was drawn to demonstrate mid-summers day and therefore was misleading as to the likely impact outside of the longest day.

**Lindfield Parish Council strongly objects** to this application in view of its bulk, particularly recognising its location in an Area of Townscape Character. It considers the proposed development to be overbearing, unneighbourly and detrimental to the existing street scene, contrary to Policy DP 26 (Character and Design) of the Mid Sussex District Plan 2014-31.

- iv. DM/18/3762 – 2 Meadow Drive  
Conversion of garage to form new study / utility, plus first floor bedroom and en suite extension. Additional garage, modified driveway and new front porch

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

- v. DM/18/3808 – Cherry Tree Cottage, 2 Backwoods Lane  
Proposed two storey rear extension and front porch to include pitched roof to dormer window to connect with new porch roof.

One of the applicants spoke for this proposal, advising that the approach was to enhance the building's appearance, replacing an unsightly dormer with a pitched roof more in keeping with neighbouring properties. Further that neighbours had been consulted and no objections were heard. They would also be undertaking dramatic improvements to the landscape.

**Lindfield Parish Council** has no objection to this application, subject to conservation area considerations given its location therein.

- vi. DM/18/3835 – 8 Hickmans Lane  
Removal of conservatory and proposed new rear extension

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

- vii. DM/18/3841 – 43 West Common  
Proposed single garage with side store. An ECO design incorporating a Sedum roof and Larch clad sides with room for an electric charging point.

**Lindfield Parish Council objects** to this application which proposes construction in front of the established building line of nearby properties in an Area of Townscape Character. This would be contrary to Policy DP 26 (Character and Design) of the Mid Sussex District Plan 2014-31 and potentially set an unwelcome precedent if permitted.

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viii. DM/18/3847 – 28 Noahs Ark Lane

Erection of single storey front and rear extensions to main property. Conversion of existing garage to form ancillary accommodation to main dwelling. New mono pitch roof to garage/ancillary accommodation.

LPS noted that they were in dialogue with MSDC's Planning officer as to the meaning of 'ancillary' and its effect.

**Lindfield Parish Council (LPC) objects** to this application and the proposed front extension reaching beyond the existing building and having an adverse impact on the street scene. LPC further objects to the conversion of the standalone garage into living accommodation, effectively creating a separate dwelling and potentially setting an unwelcome precedent for the garages at the foot of neighbouring properties.

ix. DM/18/3860 – 12 Dukes Road

T1 Beech - Reduce the canopy overhanging the rear gardens at Barncroft Drive by 2.5m

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

**520. 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.**

520.1 The Deputy Parish Clerk Planning advised the Committee that

- (i) The Planning Inspectorate had dismissed the appeal by the owners of 1 Grahams Cottages, Spring Lane (which had been the subject of a number of previous planning applications)

The Committee **noted** this matter.

**521. Matters Arising**

521.1 None

The meeting concluded at 20.29