

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 30 JANUARY 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*)
Mr W. Blunden (Chairman, Lindfield Parish Council)
Mrs M. Hersey
Mr. R. Plass
Mrs. S. Richmond
Mrs V. Upton

Also present: One member of the Lindfield Preservation Society (LPS)
Seven members of the public (five of whom left after the conclusion of items 421.1 (I) and (IX).

In attendance: Mr D Parsons (Deputy Parish Clerk)

Not present: Mr. M. Damsell

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

417 ELECTION OF CHAIRMAN* AND VICE-CHAIRMAN*

417.1 The Chairman of the Parish Council opened the meeting for the purpose of electing a new Chairman for the Planning and Traffic Committee. Councillor Plass proposed Councillor Snowling as Chairman, seconded by Councillor Hersey. This was carried unanimously by the Councillors present.

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

418 APOLOGIES FOR ABSENCE

418.1 Apologies for absence were received from Councillor Damsell and the reason accepted.

419 DECLARATIONS OF INTEREST

419.1 Councillor Hersey stated that she reserved the right to express a different opinion from that given at this meeting, when present at meetings of Mid Sussex District Council's Planning Committee A, the District Wide Planning Committee, or at any meeting which subsequently considered any matter discussed at the present meeting, having seen officers' reports and heard representations from members of the public and fellow Members.

419.2 Councillor Blunden advised that he owns the neighbouring property to No. 51 Meadow Lane and therefore would not participate in the consideration of the planning application.

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420 MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 9TH JANUARY 2018

- 420.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 9 January 2018. It was **agreed to approve** the Minutes, and the Chairman **signed** the Minutes as a true record of that meeting.

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

- 421.1 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.

I. DM/17/5140 – MARLOW HOUSE, 107 HIGH STREET

CHANGE OF USE/CONVERSION OF CONSENTED (13/03755/FUL) GARAGE BUILDING TO FORM A 1 BEDROOM DWELLING

Councillor Plass stated that he considered that the application was contrary to Policies B10 & B12 of the Local Plan. Additionally, that it was situated in the conservation area.

Mr Higgins advised that he had lived next door to 107 High Street for over 30 years and together with other neighbours objected to this proposed dwelling situated in the garden of a Grade 2 listed property. He noted that over the past ten years there had been a number of planning applications rejected by MSDC in the proposed location, with two unsuccessful appeals. He stated that the latest proposal was fundamentally different from the agreed planning permission for a garage, which would not entail the division of the garden.

Mr Jesson, from the LPS, stated that LPS agreed 100% with Mr Higgins comments. Further that the agreed garage was an interesting construction with visible wood bracing joints and contrasted with the proposal which looked like a shed. In LPS view, the proposal contravenes Policies B1, B3, B10 & B12 of the Local Plan.

Mrs Nichols, the applicant, initially addressed LPS's concerns, commenting that doors and windows feature in all properties and the current proposal did not involve any change in appearance or additions to the approved garage. Further, that the 'box like' design was similar to many Wealden or Medieval designs, where more recent extensions have changed the original box form. Further, that MSDC had advised her to keep the shape of the garage and that the proposal would not overlook neighbouring properties nor be seen from Denman's Lane. In terms of bin collections no residents had complained and that Highways had written to say that they were happy in respect of traffic implications of the proposal. She felt that LPS had provided little detail about how the proposed development would harm the local area. Finally, she considered that providing a new single dwelling would be beneficial to the area.

Councillors then discussed the application, with Councillor Plass stating that he felt strongly that the history of MSDC appeals and the nature of the proposed building in the Conservation Area, still had the same problems. Councillor Hersey felt strongly that the Conservation Area must be respected and particularly developments within the curtilage of listed houses. Councillor Upton agreed and Councillor Richmond voiced concern over the effects of such a development. Councillor Blunden stated that he would be uncomfortable supporting this application, noting that it was similar to a recent outbuilding conversion request in a slightly less sensitive area, which LPC had objected to, and consequently he was unable to support the application.

Agreed Response: Lindfield Parish Council is opposed to this application, which it considers to contravene Policies B10 and B12 of the Mid Sussex Local Plan. Further, that the proposed change of use / conversion to a residential property within the curtilage of an existing Grade 2 listed building and within the Lindfield Conservation Area is unacceptable.

II. DM/17/5143 – 5 BECKWORTH LANE

PROPOSED SINGLE STOREY SIDE EXTENSION TO FORM STORE

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Agreed Response: Lindfield Parish Council has no objections.

- III. DM/17/5206 – AMBERLEY, 5 SUNTE AVENUE
REAR DORMER STRUCTURE AND NEW SKY-LIGHT ABOVE REAR RETURN.

Agreed Response: 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.

- IV. DM/17/5072 – 12 PORTSMOUTH LANE
1.5M HIGH ELECTRIC SLIDING GATE AT FRONT OF THE PROPERTY WITH A CONCRETE TRACK. FEATHERED EDGE CLOSE BOARD FENCING ON EACH SIDE OF THE GATEWAY BETWEEN THE GATE POSTS AND FRONT LINE THE PROPERTY WITH PEDESTRIAN GATE ON THE LEFT HAND SIDE

Agreed Response: Lindfield Parish Council has no objections to the proposed gate however, is unable to judge whether there will be sufficient space for a vehicle waiting to leave the carriageway when the gate is closed.

- V. DM/18/0007 – 51 MEADOW LANE
SINGLE STOREY SIDE AND REAR EXTENSION.

Agreed Response: Lindfield Parish Council has no objections.

- VI. DM/18/0031 – 20 BACKWOODS LANE
TWO BAY GARAGE

Agreed Response: Lindfield Parish Council objects to this application as it considers that the proposed building would be out of keeping with the gardens of adjacent properties and therefore to have an adverse effect on the street scene.

- VII. DM/18/0034 – 1 CHURCH CLOSE, FRANCIS ROAD
REPOLLRAD ASH(T1) TO PREVIOUS PRUNING POINTS TO MANAGE CANOPY AWAY FROM CLOSE BUILDINGS.

Agreed Response: Lindfield Parish Council has no objections.

- VIII. DM/18/0049 – 64 FIELDWAY
PROPOSED TWO STOREY REAR CORNER EXTENSION

Agreed Response: Lindfield Parish Council has no objections.

- IX. DM/18/0200 – RYECROFT, 52 HIGH STREET
(T1) OAK –FELL TO GROUND LEVEL

Agreed Response: Lindfield Parish Council has no objections.

- 422 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.**

422.1 The Deputy Parish Clerk advised that there was nothing of note to report.

- 423 TO CONSIDER DEVELOPMENTS (IF ANY) IN RESPECT OF LINDFIELD PARISH COUNCIL'S TRAFFIC STUDY CONSULTATION WHICH RUNS 13TH JANUARY TO 10TH FEBRUARY 2018**

423.1 The Deputy Parish Clerk advised that the Parish Office continued to receive a flow of visitors and feedback forms.

424 ANY OTHER BUSINESS

424.1 No issues raised.

The meeting concluded at **20.38**.