

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 20 FEBRUARY 2018** in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

Present:

Parish Councillors:

Mr R. Plass (Vice-Chairman)
Mr W. Blunden
Mrs M. Hersey
Mrs. S. Richmond

Also present:

One member of the Lindfield Preservation Society (LPS)
3 members of the public (one member of the public left after item 428 xi.)

In attendance:

Mr A Funnell (Parish Clerk)

Not present:

Mr. C. Snowling (Chairman)
Mrs V. Upton
Mr M. Damsell

In the Committee Chairman's absence the Vice Chairman, Councillor Plass, chaired the meeting. Accordingly, the Vice Chairman will be referred to as the Chairman for the purpose of these minutes.

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

Councillor Blunden **NOTED** that John Jesson (LPS) was not at the meeting. The Council wished a speedy recovery to John.

425 APOLOGIES FOR ABSENCE

418.1 Apologies for absence were received from Councillors Snowling and Upton and the reasons were accepted.

426 DECLARATIONS OF INTEREST

426.1 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.

426.2 Councillor Blunden advised that he owns the property adjacent to the Land Between 52/53 Meadow Lane and therefore would leave the room whilst the item was discussed.

427 QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC.

427.1 A member of the public commented in regard to the Traffic Study. It was suggested that every Committee member should review the data and not rely on two or three members to review.

The Chairman **NOTED** the comments

428 MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 30TH JANUARY 2018

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428.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 30 January 2018. It was **AGREED** to **APPROVE** the Minutes, and the Chairman **SIGNED** the Minutes as a true record of that meeting.

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

429.1 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/18/0183 – LAUREL COTTAGE, 53 SUNTE AVENUE
LOFT CONVERSION WITH REAR 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.

The LPS queried whether the application could be considered to be a lawful development, and suggested on a point of principle that this should be challenged. If the challenge were successful the plans could be considered in the normal manner.

Councillors considered LPS comments. It was **AGREED** that the Council could not comment on the legal status of the application. This would be a decision for Mid Sussex District Council to consider.

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.

ii. DM/18/0184 – 8 FINCHES PARK ROAD
PROPOSED FIRST FLOOR REAR AND PART SINGLE STOREY GROUND FLOOR EXTENSION WITH INSTALLATION OF A LOG BURNER FLUE

AGREED RESPONSE: Lindfield Parish Council has no objections subject to materials matching existing.

iii. DM/18/0251 – CRAIGMORE, ROUNDWOOD LANE
THE PROPOSED WORKS INCLUDE A REAR SINGLE STOREY EXTENSION, A TWO STOREY SMALL SIDE EXTENSION, AND INTERNAL RENOVATION WORKS.

AGREED RESPONSE: Lindfield Parish Council has no objections subject to materials matching existing.

iv. DM/18/0345 – LINDISFARNE, 20 SUMMERHILL GRANGE
LIME TREE- REMOVE 3 LOWEST BRANCHES, OVERHANGING GARDEN OF 29 WEST COMMON, BACK TO TRUNK.

AGREED RESPONSE: Lindfield Parish Council has no objections.

v. DM/18/0357 – 23 PICKERS GREEN
RETROSPECTIVE PLANNING FOR CHANGING THE GLASS IN A BEDROOM WINDOW FROM OBSCURED TO CLEAR

AGREED RESPONSE: Lindfield Parish Council has no objections.

vi. DM/18/0391 – GUILDWOOD, 3 LITTLE BLACK HILL
7 X LIME TREES - RE-POLLARD AS PART OF AN ONGOING MANAGEMENT CYCLE

AGREED RESPONSE: Lindfield Parish Council has no objections.

vii. DM/18/0150 – LINDFIELD MEDICAL CENTRE, 57 HIGHT STREET
RELOCATION OF EXISTING GROUND FLOOR WINDOW AND NEW GROUND FLOOR WINDOW TO SIDE ELEVATION

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AGREED RESPONSE: Lindfield Parish Council has no objections.

- viii. DM/18/0401 – 12 MEADOW DRIVE
THE PROPOSED WORKS INCLUDE A SINGLE STOREY SIDE EXTENSION WITH A PITCHED ROOF. ALL MATERIALS TO MATCH EXISTING

AGREED RESPONSE: Lindfield Parish Council has no objections subject to materials matching existing.

- ix. DM/18/422 – LAND PARCEL BETWEEN 52/3 MEADOW LANE
PROPOSED REPLACEMENT GARAGE

The LPS advised the proposed garage would improve the appearance of the plot. Concerns were raised about establishing the principle of a double length single story building. The society requested that if planning permission were to be granted it should be conditional on non-residential use.

AGREED RESPONSE: Lindfield Parish Council consider the proposed garage development to be unneighbourly. The rear part contributing to restriction of light. If planning permission is approved the council ask that a restriction be placed on the usage of the site to ensure that it is used for storage only. The restriction should state that the garage should not be used for commercial purposes and/or habitable use.

NOTE: Councillor Blunden was not in the room whilst this item was discussed.

- x. DM/18/0428 – 21 SUMMERHILL GRANGE
T1 CEDAR - CROWN REDUCTION BY 1.5 METRES, T2 OAK - THINNED BY 15% AND CROWN REDUCED BY 2 METRES, T3 HOLLY - TREE REMOVED, T4 SILVER BIRCH - TREE REMOVED, T5 BEECH - TREE REMOVED, T6 WILLOW – POLLARDED, T7 SYCAMORE - CROWN REDUCTION BY 2 METRES, T8 HORSE CHESTNUT - TREE REMOVED, T9 HORSE CHESTNUT - TREE REMOVED, T10 HORSE CHESTNUT - FORMATIVE PRUNING

The LPS advised that the application seeks to fell five healthy trees, which are covered by a TPO. Reference was made to Policy B7 of the Mid Sussex Local Plan 2004 which states: *“Surgery on protected trees will only be permitted where their overall appearance and visual amenity value would not be adversely affected. Similarly the felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled a replacement tree or group of trees will normally be required.”* The LPS believe that trees should be judiciously pruned rather than felled. The LPS advised that the MSDC Tree Inspector had not been able to conduct a site visit yet. The LPS will await the Tree Inspector’s report before formulating its report.

It was **NOTED** that the Parish Council’s Tree Warden has, despite several efforts, been unable to view the trees. Councillors were reluctant to see trees felled without good reason.

It was **AGREED** that the Clerk would await the Tree Inspectors report, and in consultation with the Committee formulate the Parish Council’s response.

- xi. DM/18/0492 – WINCOTE, 63 HIGH STREET
RETROSPECTIVE APPLICATION FOR THE REBUILDING OF A CHIMNEY STACK (APPROX. 4 YEARS AGO) WHICH HAD DETERIORATED BADLY. RETROSPECTIVE CONSENT FOR DAMP-PROOFING WORKS TO THE CELLAR, HALL, SITTING ROOM AND DINING ROOM. PROPOSED REPLACEMENT OF PLASTIC CLADDING ON THE END OF THE HOUSE WITH MORE SUITABLE TIMBER CLADDING.

AGREED RESPONSE: Lindfield Parish Council has no objections.

- 430 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.**

- 430.1 DM/17/4757 - Crowhurst 23 High Street Lindfield Haywards Heath West Sussex RH16 2HJ;

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Part single and part two storey rear extension with alterations to fenestration (amended plans received 31 January 2018). The Clerk reported that the application has been granted permission.

430.2 DM/17/4389 - 14 Finches Gardens Lindfield Haywards Heath West Sussex RH16 2PA; T1 Sycamore - Fell. The Clerk reported that permission has been refused.

430.3 The Committee **NOTED** the decisions.

431 TO CONSIDER DEVELOPMENTS (IF ANY) IN RESPECT OF LINDFIELD PARISH COUNCIL'S TRAFFIC STUDY CONSULTATION WHICH CLOSED 10TH FEBRUARY 2018

431.1 The Chairman **REPORTED** the following:

- The Traffic Study Public consultation period ended on the 10th February.
- The Council expressed its thanks to residents who submitted feedback forms
- It was encouraging to see that the online applications through Survey Monkey accounted for approximately a quarter of the feedback.
- The Deputy Parish Clerk is collating the data. This process will involve working with the external consultant. Once the data has been collated the results will be reported to Councillors and the public.

432 BUDGETARY MATTERS. PLANNING & TRAFFIC COMMITTEE BUDGET PROGRESS 2017/18: TO REVIEW PAYMENTS MADE TO 30TH JANUARY 2018

432.1 The Committee were provided with the latest progress report, detailing that to 30 January 2018 £4,653.13 had been spent against a Traffic Study Budget of £10,000. There had been no expenditure under the Miscellaneous Budget of £200. No expenditure had occurred under the Designated Reserves.

433 TO CONSIDER THE PROPOSAL TO PURCHASE IT EQUIPMENT FOR THE PARISH OFFICE TO SUPPORT COUNCILLORS REVIEWING PLANNING APPLICATIONS FOLLOWING MSDC'S DECISION TO CEASE PROVIDING PAPER COPIES.

433.1 Councillors reviewed the Deputy Parish Clerk's proposals which were:

1. Seek Full Council's approval to purchase a Laptop and Projector for displaying planning application.
2. Seek Full Council's authority to undertake the purchase of the large screen and associated equipment for use in the Parish Office once the paperless process commences in April 2018.

It was **AGREED** to proceed with the recommendations of the Deputy Clerk's report. A request for purchase of equipment would therefore be made at the next Finance and General Purpose Committee Meeting.

434 ANY OTHER BUSINESS

434.1 The Chairman **REPORTED** that the Parish Council will no longer receive contact details for applicants. The Parish Council will therefore not be able to inform applicants of the date their application would be considered by them.

It was **NOTED** that a letter would be sent to Mid Sussex District Council's Planning Department. The letter would request that applicants are advised that their application would also be considered by the relevant Parish / Town Authority in which the site is located. Applicants could contact the Parish / Town Council to find out at which meeting their application would be considered.

The meeting concluded at 20:32