

## LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **TUESDAY 26<sup>TH</sup> JUNE 2018** in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

**Present:**

Parish Councillors: Mr R. Plass (Vice-Chairman)  
Mrs V Upton  
Mrs M Hersey

**Also present:** Two members of the Lindfield Preservation Society (LPS)  
Two members of the public

**In attendance:** Mr D Parsons (Deputy Parish Clerk)

**Not present:** Mr W Blunden  
Mr M. Damsell  
Mrs S Richmond  
Mr C Snowling

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

**470. APOLOGIES FOR ABSENCE**

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

**471. DECLARATIONS OF INTEREST**

471.1 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.

**472. QUESTIONS / COMMENTS FROM MEMBERS OF THE PUBLIC**

472.1 Mr Jesson (LPS) asked if agenda references could include codes to show the type of application being considered (e.g. Tree applications in a Conservation Area or Tree Preservation Orders, whether Full Applications, Non-Material Amendments, Listed Building Consent etc). A brief discussion with Councillors noted a concern that the inclusion of such references may confuse issues where residents are searching for applications on the MSDC Planning Portal, as such codes are not part of the search requirements. The committee agreed to consider whether this would be helpful for future agendas.

**473. MINUTES OF THE MEETING OF THE PLANNING AND TRAFFIC COMMITTEE HELD ON 5<sup>TH</sup> JUNE 2018**

473.1 The Vice-Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 5<sup>th</sup> June 2018. It was AGREED to APPROVE the Minutes, and the Chairman SIGNED the Minutes as a true record of that meeting.

**474. 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/18/2247 – 3 HICKMANS CLOSE

THE PROPOSED WORKS INCLUDE A DOUBLE STOREY SIDE EXTENSION, REPLACEMENT OF EXISTING GARAGE. A NEW BAY WINDOW IS PROPOSED TO THE FRONT GROUND FLOOR. PROPOSED NEW WINDOWS. NEW FRONT DOOR TO REPLACE EXISTING GROUND FLOOR FRONT WINDOW. NEW PITCHED ROOF TO SIDE TWO STOREY

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EXTENSION. PROPOSED SINGLE STOREY REAR EXTENSION, WITH A PARTIAL PITCHED AND PARTIAL FLAT ROOF. BI-FOLD DOORS TO REAR WALL FOR ACCESS TO GARDEN. PROVISION FOR 2 CAR PARKING SPACES TO DRIVEWAY.

**AGREED RESPONSE:** Lindfield Parish Council has no objection to this application.

- ii. DM/18/0422 - LAND PARCEL BETWEEN 52 AND 53 MEADOW LANE  
PROPOSED REPLACEMENT GARAGE. AMENDED APPLICATION RECEIVED 16TH MAY 2018.

Mr Lewry, owner of the property, spoke in favour of the application. He advised that the resubmitted plans reduced the height, width and length of the proposed development to be more in keeping with the neighbouring properties. That it complied with the 45° rule pertaining to light and that all materials would be in keeping with the local properties. He stated that there already some 20 garages at the rear of Meadow Lane and that ten of the properties are already built up to or very close to the land boundary and that the soffits/gutters of the proposal will not overhang adjoining properties. Further that he intended to use the garage to store two classic cars. Finally commenting that a fence on the boundary would produce a similar tunnel effect *[to that envisaged by the reviewing Councillor's comments]*.

LPS spoke against the application, stating that the proposed development was the full width of the plot, with only 25/30cm remaining on either side, without considering gutters and soffits. That it was on a slope leading to a water channel and that the application did not address how water outflow from the existing and new gutters would be managed. Further, that the density of the development would have an adverse effect on the street scene contrary to policy DP26.

The Committee agreed with the proposed comments provided by the reviewing councillors.

**AGREED RESPONSE:** Lindfield Parish Council objects to this application as it considers the proposed garage development to be unneighbourly and overbearing, especially to Number 53 who has windows and door facing the proposed development, being even closer to their property than existing creating a tunnel effect. The rear part contributing to restriction of light.

If MSDC are minded to agree to this application, the Council ask that a restriction be placed on its use only for residential storage or housing residential vehicles. It should not be used for commercial purposes and/or habitable use.

- iii. DM/18/2396 – 133 THE WELKIN  
COPPER BEECH- REMOVAL OF TWO SECONDARY LIMBS OVERHANGING  
128 THE WELKIN, ONE TO MAIN TRUNK AND ONE TO SECONDARY DOG LEG BRANCHES.

**AGREED RESPONSE:** Lindfield Parish Council has no objection to this application.

**475. 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.**

- 475.1 The Deputy Parish Clerk advised the Committee that MSDC had given permission for development at Rosemary Cottage, 80 High Street (DM/18/1203) and 8 The Glebe (DM/18/0895) which the Council had raised objections to.  
The Committee **NOTED** these matters.

**476. TO CONSIDER DEVELOPMENTS IN RESPECT OF LINDFIELD PARISH COUNCIL'S TRAFFIC STUDY CONSULTATION.**

- 476.1 The Deputy Parish Clerk advised that the Council's Traffic Consultant had produced summary comments which would be circulated to the Council's Working Group shortly to consider next steps.

**477. TO CONSIDER DISCUSSIONS RELATING TO COUNCILLOR ANDREW LEA'S CYCLING ROUTES AGENDA.**

- 477.1 Councillor Hersey noted that many of the roads in the parish were essentially old farm tracks which have been covered with tarmac and were very narrow. Consequently, it was difficult to envisage where any cycle lanes would go and still allow adequate space for road traffic, absent such lanes crossing private land. Councillor Upton agreed, and the Committee concluded that this matter should be **referred** to full Council.

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### **478. TO CONSIDER PROGRESS AND NEXT STEPS IN RESPECT OF THE PROPOSED PURCHASE OF SPEED INDICATOR DEVICES.**

478.1 Councillor Plass briefly summarised the paper circulated noting that there were plenty of roads with speeding issues and that purchasing two SIDs at a cost of ~£2k each would allow such roads to be monitored by the devices at least twice a year. Further, that the devices would provide solid data to complement the Council's Traffic Study and that such data would distinguish between small and large (HGV) vehicles. Councillors Upton and Hersey agreed with the proposal and the Committee agreed to seek **approval** from Full Council.

### **479. BUDGETARY MATTERS. PLANNING & TRAFFIC COMMITTEE BUDGET PROGRESS 2018/19: TO REVIEW PAYMENTS MADE TO 31 MAY 2018.**

479.1 Further to the paper provided to Committee, the Deputy Parish Clerk advised that the Council's Traffic Consultant's invoice of £1,368.75 had been paid on 11 Jun and that the remaining budget £2,971 should prove sufficient to address any follow up work required in 2018 (see also item 476 above).

479.2 The Committee **noted** the position.

### **480. TO REVIEW THE UNSPENT BALANCES AND THE RESERVES ALLOCATED TO THE P&T COMMITTEE.**

480.1 The Committee **agreed** the reserve allocation proposals in respect of the Planning and Traffic Committee presented in the paper circulated.

### **481. ANY OTHER BUSINESS**

481.1 Councillor Hersey advised that complaints had been received from residents in respect of lorries speeding through Lindfield from the Haywards Heath direction. In particular, spoil lorries without out appropriate dust covers branded "Mathews" and questioned whether the management plan for future planning approvals could include specific requirements in this regard. In the meantime, the Committee **agreed** that the Parish Clerk should write to the haulage contractor, builder and MSDC with a view to seeking the use of appropriate dust covers and reduced speed.

481.2 The Deputy Parish Clerk advised the Committee that the Council had received advice of WSCC's Strategic Transport Invest Programme (STIP) detailing several works under consideration and seeking comments by 20<sup>th</sup> July 2018. None of the works proposed are within Lindfield Parish. The Committee **agreed** that the STIP proposals should be presented to Full Council.

The meeting concluded at 20:30