

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Thursday 23rd May 2019 in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

Present:

Parish Councillors: Mr W Blunden (Chairman, Lindfield Parish Council)
Mr R Plass
Mr I Wilson
Mrs M Hersey
Mrs L Grace
Mr J Stevens

Also present: One member of the Lindfield Preservation Society (LPS)

In attendance: Mr D Parsons (Deputy Parish Clerk)

1. Election of a Chair and Vice Chair

- 1.1 The Council's Chairman opened the meeting, proposing Cllr Plass as Chair of the Planning and Traffic Committee, seconded by Cllr Stevens.
- 1.2 Having accepted the Chair, Cllr Plass sought a Vice-Chair and Cllr Blunden proposed Cllr Hersey, seconded by Cllr Stevens.

Welcome and Emergency Announcements

The Chair explained the emergency procedures and welcomed Cllrs Grace and Stevens as new Councillors and members of the Planning and Traffic Committee, explaining how the committee worked and the attendance and input from the Lindfield Preservation Society.

2. Apologies

- 2.1 Apologies for absence were received from Cllr Upton and the reason accepted.

3. Declarations of Interest

- 3.1 Cllr Blunden advised that the applicant for item 6iii Ladywell, Blackhill is a neighbour of his.

4. Approval of Minutes

- 4.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 23rd April 2019. It was **agreed to approve** the Minutes, and the Chairman **signed** the Minutes as a true record of that meeting.

5. Questions/comments from members of the public

- 5.1 None

6. 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/19/1477 - Clematis Cottage, Lewes Road

Lime tree - reduce the branches that are overhanging the neighbouring restaurant and club by up to 4m

Lindfield Parish Council has no objections to this application.

ii. DM/19/1507 - Oak Lee, Compton Road

T1 Ash, T2 Holly, T3 N. Maple - cut back lateral spreads away from building to achieve a clearance of 3 metres.

Lindfield Parish Council has no objections to this application.

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iii. **DM/19/1604 - Ladywell, Black hill**

Oak (T1) reduce overall by 1.5-2m.

Lindfield Parish Council has no objections to this application.

iv. **DM/19/1647 - 40 Newton Road**

A New Porch 2.8 metres x 1.5 metre and single storey rear extension 4 metres x 4 metres

Lindfield Parish Council has no objections to this application.

v. **DM/19/1658 - 10 Pickers Green**

Front porch, single storey rear extension and first floor side extension.

Lindfield Parish Council has no objections to this application.

vi. **DM/19/1658 - 125 High Street**

T1 Holly - Fell. T2 Tulip Tree - Fell.

Lindfield Parish Council has no objections to this application.

vii. **DM/19/1503 - 3 Dukes Road**

Two storey side extension.

LPS considered that there was a potential loss of light for the neighbours and a full assessment was required before LPS responded to MSDC.

Lindfield Parish Council objects to this application. It considers that the proposal is an overdevelopment of the site and contrary to the existing street scene. With the two-storey extension being right on the boundary of the North Westerly property 2 Dukes Road, it is likely to block light to the next-door building of which 3 windows look out directly out onto the adjoining site. Consequently, the proposed development is considered to be unneighbourly and overbearing.

viii. **DM/19/1686 - 8 By Sunte**

Conversion of garage, single storey side extension and rear two-storey extension.

LPS considered that the stained timber cladding proposed was out of character with the neighbouring properties white stucco finish and that there was a potential loss of outlook. Councillors agreed that with neighbouring properties having a white finish, the proposal would change the character of the street scene.

Lindfield Parish Council objects to the proposed stained timber finish which it considers to be out of character with the white stucco in the wider street scene. It considers that with the incorporation of appropriately matching materials, the proposal would be in keeping and therefore acceptable.

ix. **DM/19/1784 - Rosmond Cottage, West View**

2x Oak Trees - Crown reduce by approx 2.5m to 3m and balance where necessary

Lindfield Parish Council has no objections to this application.

7. 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.

- 7.1 **DM/19/0679 – Willow tree, 21 High Street.** The Deputy Parish Clerk advised the Committee that MSDC had refused the application for replacement windows reasoning that their design would detract from the character and appearance of the house contrary to Policy DP 35 (Conservation Areas) MSDP 2014-31. LPC had raised no objections to the application. Committee **Noted** this development.

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8. Traffic Study

- a. To confirm membership of the Traffic Study Working Group
- b. Update (if any)

- 8.1 Members agreed that the Working Group would comprise Cllrs Plass, Hersey, Upton, Blunden and Wilson.
- 8.2 No material developments were reported. The Working Group would consider WSCC Highways response on the Traffic Study when this became available.

9. Developments (if any) re Proposed TRO on the Lewes Road between Gravelye Lane and Lindfield High Street

- 9.1 Committee **Noted** that initial feedback from WSCC was not positive and that the proposer, Mr G Turner, is pursuing WSCC accordingly

10. Speed Indicator Devices

- 10.1 Committee was advised that the first 'cycle' of sites was nearing completion and that there had been a generally positive response from residents to the use of the SIDs. The data obtained now need to be assessed and next steps considered. Cllr Blunden noted that acquiring the SIDs was one of the best decisions that the council had made in support of addressing traffic issues.
- 10.2 A question was raised as to the calibration of the devices and the Deputy Parish Clerk advised that they were understood to be accurate to within +/- 2mph.
Subsequent to the Committee Meeting the SID manufacturer advised that the units are considered accurate to 0.1mph, in line with Speed Devices utilised by the Police.
- 10.3 Cllr Stevens noted that Luxford Road was not currently on the list of sites for the SIDs and asked that it be incorporated citing problems with speed and damage to car door mirrors along this narrow cut through.
- 10.4 Committee **Noted** these matters.

11. Construction Management Plans

- 11.1 There had been no developments since this was last discussed and the Deputy Parish Clerk will formulate an appropriate communication in conjunction with the Chair.

12. Blackthorns Community Association (BCA)

- 12.1 The Chair reported that none of the key stakeholders had responded to requests for a meeting and that the future approach, if any, needed to be considered.
- 12.2 Committee **Concluded** that absent engagement from the key stakeholders, despite the effort made by the Council there was little more that the Parish Council could do as a facilitator at this time and that the Deputy Parish Clerk should advise BCA accordingly.

13. Action Points from Previous Meetings

- 13.1 The Deputy Parish Clerk referred to the paper provided to committee and summarised that three matters had been completed and four were in course.
- 13.2 In respect of item 589.1 Cllr Blunden suggested that the Parish Office write to MSDC expressing concerns over the works undertaken at Clock House and the remains of the Railway Embankment brick work on the land, which he considered should be protected.
- 13.3 Committee **Noted** these matters and **Agreed** with the proposed actions at 13.2 above.

14. Matters Arising after the preparation of this Agenda, which the Chairman agrees to take as urgent. Such matters will be for noting or deferral to a future meeting only.

- 14.1 Cllr Blunden advised Committee that Neil Kerslake, a longstanding resident of the village, had died the previous evening. Noting that he was an ex-Councillor who had made his presence felt in many aspects of village life, commenting that he was a very intelligent man with strong views and persuasive in his arguments, being particularly concerned with building works across Lindfield and that he would be sorely missed in the village.

The meeting concluded at 8.40pm