

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Wednesday 7th August 2019 in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

Present:

Parish Councillors: Mr R Plass (Chair)
Mrs M Hersey (Vice Chair)
Mrs L Grace
Mr I Wilson
Mr M Leach
Mr W Blunden
Mr J Stevens
Mrs A Matthews
Mrs V Upton

Also present: Three members of the public

In attendance: Mr D Parsons (Deputy Parish Clerk)

The Chair explained the emergency procedures.

40. Apologies

40.1 Apologies were received from Cllr Wood and the reasons accepted.
Lindfield Preservation Society sent apologies that they would not be attending tonight's meeting.

41. Declarations of Interest

41.1 Cllr Blunden advised that he would leave the meeting for item 4vii, as he is Chairman of the King Edward Hall (KEH) and item 4viii, as he is friends of the owners. Further, that item 4xv abuts land owned jointly with his wife and he would therefore not participate in that item. Cllr Hersey advised that she knows the applicant in respect of item 4vii, and she would leave the meeting during that item. Finally, the Chair advised that he would leave the meeting for item 4vii, as he is on the KEH committee and item 4viii, as he is friends with the owners. Cllr Upton agreed to chair the meeting for these items.

42. Approval of Minutes

42.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 16th July 2019. It was **agreed** to **approve** the Minutes and for the Chairman to **sign** the Minutes as a true record of that meeting.

43. 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/18/5035 – Tachbrook, Lewes Road

Demolition of existing bungalow and kennel buildings. Construction of a detached chalet bungalow fronting onto Lewes Road and construction of one new detached dwelling to replace kennels buildings

Lindfield Parish Council objects to this application which is out of keeping with the entrance to the village and would result in the demolition of a bungalow in a row of similar properties, contrary to Policy DP 30 of the Mid Sussex District Plan. The proposal is therefore considered detrimental to the street scene and the rear property overbearing for the site. Further, LPC is concerned about emergency access to the rear property.

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ii. DM/19/2743 – High Trees, 41 Hickmans Lane

Variation of condition 2 of planning application DM/19/0404 to enable the substitution of drawings 0918 PL04B and P05 with drawings 0918 PL04D and P05A

Lindfield Parish Council has no objections to the substitute plans relating to roof light changes

iii. DM/19/1000 - 1 Church View Cottages, Francis Road

Proposed single storey rear extension. Amended plans received 22.07.2019 showing amended design

The Chair commented that this revised application was much more in keeping with the Conservation Area, having significantly reduced the length of the proposed extension and designed in pitched roofs (notwithstanding the drawing description).

Lindfield Parish Council has no objections to this application; however, drawing refers to flat roof. All materials to match.

iv. DM/19/1503 - 3 Dukes Road

Proposed single storey rear extension. Amended plans received 22.07.2019 showing amended design

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.

v. DM/19/2264 - Bay Pond Cottage 8 High Street

Remove existing shed and erect new summerhouse with integral shed

Lindfield Parish Council has no objections to this application

vi. DM/19/2752 - Orchard House, Roundwood Lane

Variation of condition no 2 of application DM/17/4865, to replace approved plans to allow changes to design

Lindfield Parish Council has no objections to this application

vii. 16/8/19 DM/19/2727 - King Edward Hall 24 High Street

Replacement of soft wood windows on rear elevation of building to match other existing/upgraded "Georgian heritage aluminium windows" that were previously given permission

Cllrs Plass, Hersey and Blunden left the meeting for this item and Cllr Upton assumed the Chair.

Lindfield Parish Council has no objections to this application

viii. DM/19/2862 – Tiptoe, Denmans Lane

Block paving driveway with new retaining wall on drive and new rock wall adjacent to roadway

Cllrs Plass and Blunden left the meeting for this item and Cllr Upton assumed the Chair.

The applicants attended the meeting and commented that the existing gravel driveway had been in place for 40 years however its propensity to 'travel' can make it dangerous for pedestrians. Cllr Hersey clarified that the property was in Lindfield's Conservation Area.

Lindfield Parish Council has no objections to this application

ix. DM/19/2870 - Strip Of Land Opposite 51 Finches Gardens

T1 Oak - Fell

Lindfield Parish Council has no objections to this application

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x. DM/19/2874 - Little Linden, 1B Linden Grove

T1 Beech Tree - Reduce crown by 4.5m

Cllr Grace was concerned that the overall shape of the tree was maintained, noting the substantial reduction proposed.

Lindfield Parish Council has no objections to this application

xi. DM/19/2878 – Hedges, 53 West Common

First floor extension over existing kitchen and new timber frame garage

Lindfield Parish Council has no objections to this application, subject to materials matching existing

xii. DM/19/2944 - 3 Meadow Lane

Demolition of existing single storey rear extension and rear conservatory and replacement with single storey rear extension

Lindfield Parish Council has no objections to this application, subject to materials matching existing

xiii. DM/19/2985 - 10 Fieldway

Single storey ground floor extension together with associated internal and external alterations

Lindfield Parish Council has no objections to this application, subject to materials matching existing

xiv. DM/19/2992 – 44 Brookway

2 x Oaks - works to lower crown only. T1- Crown reduction of 1.5 - 2m and thin by 10-15%. T2 - Crown reduction of up to 1.5 - 2m and thin by 10-15%. Remove epicormic growth and lowest branch over shed.

Lindfield Parish Council has no objections to this application

xv. DM/19/3013 – Ladywell, Black Hill

T1 Eucalyptus - remove

Cllr Blunden did not comment on this item.

Lindfield Parish Council has no objections to this application

xvi. DM/19/3030 – 42 Barncroft Drive

Proposed single storey side and rear extension

Lindfield Parish Council has no objections to this application

44. 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.

- 44.1 **DM/17/4338 – Tamasha, 22 High Street** The Deputy Parish Clerk advised that MSDC had withdrawn this application. It related to retrospective planning permission for air-conditioning units on the roof of the building, where the applicant had not supplied the required information. Following the withdrawal, it is understood that MSDC's Enforcement Team will become responsible for this matter.
Cllrs **Noted** this development.

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- 44.2 **Asset of Community Value – Haywards Heath Golf Course** The Deputy Parish Clerk advised that MSDC had received an appeal from an interested party which challenges the general community use of the clubhouse.
Cllrs **Noted** that the club is within Lindfield Rural Parish Council's boundary, who would take the lead on this matter.
- 45. To Consider Lindfield Rural Parish Council's request** in respect of the potential development of Land to the East Of High Beech Lane / North Of Barrington Close, - DM/19/2845 (if details are available)
- 45.1 The Deputy Parish Clerk advised that no further details had been provided by LRPC and the Chair removed the item from the agenda accordingly.
- 46. Matters Arising** after the preparation of this Agenda, which the Chairman agrees to take as urgent.
None

The meeting concluded at 20.20.