



## ARDINGLY PARISH COUNCIL

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Office: Tuesdays 10a.m - 12noon in Hapstead Hall, Ardingly

### Minutes of the meeting of Ardingly Parish Council Planning Meeting held on Tuesday, 1<sup>st</sup> November 2016 at 7.00 pm in the Reading Room at Hapstead Hall, Ardingly.

Present: Mr. M. Brixey (Chairman)  
Mr. K. Monk  
Mrs. F. Rocks  
Mr. R. Lawson  
Mr. D. Stutchbury  
Mrs. P. Dennis

Mrs. S Mamoany (Clerk)

Comments from the public:

No members of the public were present.

1.	<b>Procedural Matters</b> 1.1 Apologies were received from Jonathan Aloof. 1.2 No declarations of interest were made. 1.3. The minutes of the meeting held on the 4 <sup>th</sup> October 2016 were AGREED and signed as a correct and accurate record by the Chairman.	
2.	<b>To receive planning decisions received from Mid Sussex District Council</b>  The following decisions were noted.  DM/16/3709 – 7 Munnion Road, Ardingly – replace conservatory with single storey rear extension and wrap around front and side canopy – Granted 20.10.16  DM/16/3560 – Meadcroft, Church Lane, Ardingly – change the location of the approved garage (04/0344/FUL) from the northwest of the Meadcroft site to the southeast with some modifications to the design. – Granted 20.10.16  DM/16/3831 - 47 High Street, Ardingly, RH17 6TB - T1 Magnolia - Reduce by 2.0 metres and thin canopy by 30%. T2 Species Unknown - Reduce by 1.5metres. T3 Plum Tree - Reduce by approximately 1 metre. T4 Italian Cypress - Reduce by 2.5 metres. T4 Italian Cypress - Reduce by 2.5 metres. – Granted 19.10.16  DM/16/3546 - 10 The Close, Ardingly, RH17 6TX Replace Conservatory with single storey rear extension and wrap around front and side canopy. Granted 13.10.16	

	<p>DM/16/3960 – Oak Cottage, Selsfield Road, Ardingly – Replacement front entrance porch. Granted 17.10.16</p> <p>DM/16/3749 – 18 Oaklands, Ardingly – Two storey side extension with internal alterations and velux windows. Granted 31.10.16</p> <p>DM/16/1483 – The Oak Inn, Street Lane, Ardingly, RH17 6UA -Conversion of the Oak Inn public house to one residential house, and the redevelopment of the current public house car park to provide one 4 bedroom dwelling with associated car parking and landscaping. Refused 17.10.16</p>	
3.	<p><b>To consider planning matters as below:</b></p> <p>The following comments were noted/agreed as below:</p> <p>DM/16/4038 – 53 Munnion Road, Ardingly, RH17 6RT –Single storey rear extension.</p> <p>It was noted that the Parish Council were sent 3 objections by residents relating to this application. The Council had received an email from the applicant and the Clerk sought advice from the Case Officer in relation to if it was appropriate to compare with properties in other villages or new builds. The advice was that you would compare with surrounding properties so they remain in keeping and new builds have a different policy. The following comments were agreed.</p> <p>The Parish Council wish to strongly recommend refusal for the current application for further development on this site. The Council has received several complaints from nearby residents that the development on this site is already changing the character of the surrounding area. Ardingly is a village and the urbanisation of the area is a concern to us all.</p> <p>The Parish Council wish to object to the application on the grounds that it goes against Policy ARD5 of the Ardingly Neighbourhood Plan <i>'The NP requires all developments, including alterations to existing buildings to be sympathetic of the character and scale of the existing landscapes'</i>. It is also felt that this application goes against Section 6 Paragraph 53 of the NPPF <i>'Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'</i></p> <p>DM/16/4078 – Garage, Lodgelands, Ardingly – Replace existing brick built garage and dilapidated lean-to with a proposed larger timber framed garage.</p> <p>The site has already had permission refused for a three bedroom house as it was successfully argued that the site was unsuitable for any development that would change the character of the area as stated in Policy ARD 5 of the Ardingly Neighbourhood Plan.</p> <p>Further concerns have been raised that damage will potentially be caused to the Ash root system during the removal of the existing Garage and building the new structure. The tree is an important part of the landscape of the area and is covered by a tree preservation order.</p> <p>The two garages and large areas of floor space have no residential property attachment so it is difficult to understand their purpose and without that information it is impossible to judge the increase of traffic to the single track Lane that will service it. Note should be taken that a well-used Public Footpath runs along the front of the proposed building.</p> <p>The height of the new structure will at 5.366 m be more than the existing garage with a considerably larger footprint, this will impact on the rural feel of the area.</p>	

	<p>It is also noted that Japanese knotweed is present on the site.</p> <p>Given the above concerns the Parish Council would strongly recommend refusal on the grounds that this application is against policy ARD5 and Section 7 Paragraph 58 in the NPPF document.</p> <p>DM/16/4126/4144 – 90 High Street, Ardingly, RH17 6TD – Proposed extension, external and internal alterations. No objection, recommend approval.</p> <p>DM/16/4168/4192 – Old Knowles, Church Lane, Ardingly RH17 6UR – Replacement of existing garden room to south elevation with oak framed garden room. No objections, recommend approval.</p> <p>DM/16/4182 – 1 Railway Cottages, Lindfield, RH17 6SW – Two storey side and single storey rear extension – No objections, recommend approval.</p> <p>DM/16/4000 – 6 Munnion Road, Ardingly – Retrospective application for a six foot fence to the front and part side of the property – No objections, recommend approval</p>	
4.	<p><b>MSDC Planning Committee B – 3<sup>rd</sup> November 2016</b></p> <p>DM/16/1509 – Listed Building Consent for works associated with the conversion of The Oak Inn Public House to one residential house.</p> <p>The Clerk was asked to contact MSDC to clarify the situation with this application and was advised by Planning Officer Nick Rogers that the application applies to the Listed Building Consent only for the works associated with the conversion of the Oak Inn Public House to one residential house. It is not related to the additional house on the car park, which was refused.</p> <p>Nick Rogers advised that the Committee’s concerns were over the additional house which was why that part of the application had been refused and the proposal for the Listed Building Consent was deferred to the next meeting as legal advice had to be sought as the wording on DM/16/1509 was incorrect. The wording has now been amended.</p> <p>It was agreed that the Planning Committee would make no further comment on this application and it appeared that it would be recommended for approval by MSDC.</p>	
5.	<p><b>Items for information only or inclusion on future agenda</b></p> <p>It was noted that no comments were made with regard to DM/16/3749 - 18 Oaklands, Ardingly - Two storey side extension with internal alterations and velux windows in loft space. This was unfortunately due to staff sickness and holidays and the deadline dates had passed.</p> <p>It was noted that MB spoke on behalf of the Parish Council at the MSDC Planning Committee held on the 6<sup>th</sup> October to object to the application relating to The Oak, Street Lane, Ardingly, relating to a new 4 bed detached house to be built on the car park which was refused by MSDC.</p> <p>The Terms of Reference and plan circulation will be reviewed at the December meeting.</p>	
6.	<p><b>Date of next meeting</b></p> <p>Tuesday 6<sup>th</sup> December 2016 at 7 pm</p>	

The meeting closed at 7.30pm.