

Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE (PTTC)** meeting held on Tuesday 12th March 2024 in the King Edward Hall, Lindfield.

PTTC Members:

Parish Councillors: Mrs V Upton (Chair)
Mrs A Matthews (Vice-Chair)
Mrs A Beecroft
Mr W Blunden*
Mrs I Burns
Mrs L Grace
Mr S Nisbett
Mr T Webster
Mr I Wilson*
Mr D Woolley
* Denotes absence from the meeting

In attendance: Mr A Funnell (Parish Clerk)

Cllr Anne-Marie Cooke (MSDC)

The Meeting commenced at **20:00**.

160. Apologies

160.1 Apologies from Cllr Blunden and Wilson were received and accepted.

161. Declarations of Interest

161.1 Cllr Webster declared an interest in item 167 as he is Chair of Lindfield Rural Parish Council.

162. Approval of Minutes

162.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 20th February 2024 had previously been circulated and sought any members comments. Committee **agreed** that the Chair should sign the Minutes as a true record of the meeting.

163. Questions/comments from members of the public

163.1 None.

164. Planning Applications and other matters referred to the Parish Council by Mid Sussex District Council (MSDC), West Sussex County Council (WSCC) for consideration

Appendix One shows the application details and agreed responses. For each application, the observations of the members who had specifically studied the plans were read out and any public comments received, before discussion by the Committee, as summarised below (where applicable).

164.1 Members discussed generally whether a tree application could be assessed by the committee in the absence of an independent report. Several applications were submitted by agents who were tree surgeons. There were divergent opinions on this issue. In addition, there were varying opinions on whether tree applications should be supported when buildings had been sited next to established trees.

165. To receive reports on any significant planning decisions or issues made by MSDC, WSCC or other authority for consideration and to agree any further action which may need to be taken before the next scheduled meeting.

165.1 **DM/23/0907 & DM/23/0908, The Toll House, 56 High Street, Lindfield.** MSDC have refused the application and listed building consent. LPC had not objected to the application, subject to the MSDC Conservation Officer's views.

166. Report on any issues addressed under the councils Scheme of Delegation and to consider further action required, if any.

166.1 Members **noted** the response submitted to the Mid Sussex District Council Plan 2021-2039 Submission Draft Document (Regulation 19).

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167. DM/24/0446 Land off Scamps Hill – proposed development of up to 90 dwellings

- 167.1 Members noted the report on the application. Cllr Webster advised that Lindfield Rural PC would be considering the application on the 8th April and would aim to submit its response by the 10th April.
- 167.2 Members noted the following concerns with the proposed application; a) the land is a greenfield site, b) the site is not included in the Mid Sussex District Plan, and c) the impact on infrastructure. Discussion took place on whether the council should include in its response a request that should the application be approved LPC would wish to be involved in the S106 discussions. It was suggested that the Council could consider holding a meeting after Lindfield Rural had responded.
- 167.3 It was **agreed** to delegate to the Deputy Clerk, in conjunction with the Committee Chair and Vice Chair to draft a response which would be shared with members for comment before submission.
- 167.4 It was **agreed** that in the event more information becomes available and/or response deadlines are extended, to consider any revised response (either at a future PTTC meeting or, in extremis, under the Delegated Authority).

168. Lewes Road TRO

- 168.1 Members considered the report and its recommended actions. Queries were raised regarding the running, publicising and use of the proposed 'near miss' monitoring system. The Clerk advised that the system should not be used as a substitute for reporting accidents to the police. The data collected would be used to provide supporting evidence to WSCC for junction improvements.
- 168.2 It was **agreed** to approve the following report recommendations:
- (i) Continue to support the resident's dialogue with WSCC in respect of S106 agreements.
 - (ii) Consider the need for, make up and remit of the 'TRO Working' group.
 - (iii) Implement a 'near miss' monitoring system.
 - (iv) Continue to lobby the WSCC Ward Councillor and local MP to support improvements to safety at the Lewes Road / High Street junction.

169. Trees – Policy and Volunteer Warden

- 169.1 Members noted the report. Discussion took place on the role of the previous tree wardens. It was proposed that a future voluntary role could be expanded to look at which trees in the village could be protected further.
- 169.2 It was **agreed** that research be undertaken on whether other parish/town councils have voluntary tree wardens and what their role involves.
- 169.3 It was **agreed** to accept the updated Tree Policy.

170. Outstanding Action Points

- 170.1 Committee **noted** the current outstanding items.

171. Matters Arising (for noting or deferral to a future meeting only)

- 171.1 Cllrs Grace and Nisbett provided members with an update on the SHLAT meeting they had attended. The following was reported:
- (i) Cllr Anne-Marie Cooke will be contacted regarding funding for the Walstead Park path upgrade. It was noted the proposed use of S106 funds within the estate would be unusual as the monies would normally be spent in the local area outside of the development.
 - (ii) The response by the Woodland Trust to the feasibility report was sympathetic but their position had not changed.
 - (iii) The next meeting of SHLAT will be on 18 June.

The meeting closed at **21:00**.

The **Planning, Transport and Traffic Committee next meets on Tuesday 2nd April 2024**
at 8pm in the King Edward Hall.

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P&TC Minutes 112th March 2024

DISCLAIMER – every effort has been made to ensure that these DRAFT minutes are accurate however, they will not be final until they are confirmed as a correct record at the next meeting.

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Appendix One – Responses to Planning Applications received from Mid Sussex District Council

Item	Year	Reference	Property	Street	Proposal
1	2024	0413	7	Finches Gardens	T1 Oak in rear garden - reduce lowest Northeast lateral by 4.5 meters to branch fork, leaving limb at 8 meters length.
Response: Lindfield Parish Council has no objections.					
2	2024	0434	4	Portsmouth Wood	T1 - Oak - reduce and reshape crown by 30% (3 to 4 metres approximately) to growth points and remove major deadwood - to keep at reasonable size for garden and to form part of a cyclical pruning regime to maintain tree.
Response: Lindfield Parish Council has no objections.					
3	2024	0461	5	Hickmans Close	T1 Oak - Reduce height by 4.5m. Reduce branch spread to south and east by 4m. Reduce branch spread to the west and remaining crown by approx 1.5 to 2m. Pruning to be undertaken to live growth point where possible.
Response: Lindfield Parish Council has no objections subject to the tree officer being satisfied that there are adequate safeguards for any possible wildlife.					
4	2024	0440	49	Savill Road	Proposed first floor extension over the existing garage to also include a two storey addition adjacent to the garage
Response: Lindfield Parish Council has no objections					
5	2024	0495	4	Meadow Lane	Proposed rear and side wrap around single storey extension and loft conversion with a double aspect former facing the side and rear.
Response: Lindfield Parish Council has no objections subject to materials matching existing.					
6	2024	0492	11	Francis Road	Cherry Tree - Crown reduce and reshape by approximately 1-2M
Response: Lindfield Parish Council has no objections.					
7	2024	0266	Lynn Hatch / 31	High Street	Variation of condition nos 2 and 3 relating to planning application DM/23/1264 - Cond. 2 revised drawings and Cond. 3 revised material schedule. Amended plans received 29/02/2024
Response: Lindfield Parish Council has no objections.					

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8	2024	0166	37A	Sunte Avenue	Change of use from a workshop to a 2 bedroom dwelling with associated car parking for 2 spaces. (Amended location and block plan and certificate B 01.03.2024)
Response: Lindfield Parish Council has no objection to the principle of this application but considers it to be important that the wide range of issues already identified (including the concerns of the Fire and Rescue Service, boundary clarification, Construction Environmental Management Plan, and appropriate contamination management) are fully addressed and monitored as necessary.					

Notes:

1. Lawful Development Certificate (LDC) applications - no response will normally be provided.
2. Where application addresses are listed more than once with different reference numbers but the same description, this indicates that more than one type of planning application is required for the work (e.g., both a Householder or Full application and Listed Building Consent)