The Meeting commenced at **19:00** and was undertaken using video conferencing.

**Present:**

Parish Councillors: Mr R Plass (Chair)

Mrs M Hersey (Vice-Chair)

Mrs A Matthews

Mr I Wilson

Mrs V Upton

Mrs L Grace

Mr C Wood

Mr J Stevens

Mr M Leach

Mr W Blunden

**Also present:**  None

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

1. **Apologies**
   1. None.
2. **Declarations of Interest**
   1. Cllr Blunden advised that he is a Trustee of the Lindfield Club which owns a cottage adjacent to item 258.ii and he would therefore not comment on this application.
   2. Cllr Upton advised that she is a friend of the agent for item 258.viii and that her husband’s cousin prepared the plans, and she would therefore not comment on this application.
3. **Approval of Minutes** 
   1. The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 26th January 2021 had previously been circulated and sought any members comments. Committee **agreed** that the Chair should sign the Minutes, subject to this amendment, as a true record of that meeting as soon as Coronavirus restrictions allow.
4. **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. For applications where Lindfield Preservation Society (LPS) had no comments to make or their view was ‘No objection’ this is not individually noted against the applications considered.

1. **DM/21/0092 – Lindfield Academy, School Lane**

Levelling of underused play area, relocation of pergola and covering with an all weather playing surface to provide outdoor teaching and play area.

**Lindfield Parish Council** has no objections to this application

1. **DM/21/0161 – Appledore Cottage, Lewes Road**

New driveway and vehicle crossover onto Lewes Road. Alterations to walls and landscaping.

**Lindfield Parish Council** has no objections to this application

1. **DM/21/0171 – 28 Littlecote House, Compton Road**

Cedar T3: 20% thin to reduce sail of crown

**Lindfield Parish Council** has no objections to this application

1. **DM/21/0243 – 71 High Street**

Ash (T1) - Crown reduced by 3m. Yew (T2) - Crown reduced by 3m on the side overhanging the building

**Lindfield Parish Council** has no objections to this application

1. **DM/21/0221 – 39 Hickmans Lane**

First floor side extension over the existing garage

**Lindfield Parish Council** has no objections to this application, subject to matching materials being used.

1. **DM/21/270 – Tentersmead, 18 High Street**

Hawthorn (T1) to reduce height by 1.5m. Holly (T2) to reduce height by 1m. Holly (T3) to reduce height by 1m. Holly (T4) to reduce height by 1m. Hawthorn (T5) to reduce height by 1m. Holly (T6) to reduce height by 1m. Hawthorn (T7) to reduce height by 1m. Pyracantha (T8) to reduce height by 1m. Laurel (T9) to reduce height by 1m. Cypress (T10) to reduce height by 2m. Hawthorn (T11) to reduce height by 1.5m

**Lindfield Parish Council** has no objections to this application

1. **DM/20/4423 & 4425 – The Clock House, 171 High Street**

Proposal to rebuild 3 sections of boundary wall which have been damaged by trees and repointing of some sections of the wall.

**Lindfield Parish Council** has no objections to this application

1. **DM/20/4724 & DM/21/0356 – Green Orchards, 141 High Street**

Replace three metal kitchen windows with double glazed wooden sashes. Strengthen existing ceiling of kitchen/ floor of bedroom. Add new stud wall and door to bathroom to reform corridor. Reform attic hatch.

**Lindfield Parish Council** has no objections to this application

1. **DM/21/0285 – 48 Hickmans Lane**

Two storey rear extension

**Lindfield Parish Council** has no objections to this application

1. **DM/21/335 – 14 Finches Park Road**

Proposed single storey ground floor rear extension, two storey side extension and part ground floor glazed front extension

**Lindfield Parish Council** has no objections to this application

1. **DM/21/0377 – 27 Finches Park Road**

Single storey side extension

**Lindfield Parish Council** has no objections to this application

1. **DM/21/0041 - Humphreys Bakery, 65 High Street**

Change of use of bakehouse to residential C3 Use with a first floor extension. (Amended description and location plan 03.02.2021)

The Chair expressed concerns over a lack of parking and vehicular access over others land; he considered that using the garage identified in the plans and turning vehicles would be problematic and may also lead to vehicles blocking the yard behind 65 High Street. In turn, that such difficulties would ultimately lead to the vehicles for this property parking in the High Street. Cllr Grace considered that the access was really narrow, with Cllr Hersey agreeing that vehicles turning in to this access route would be likely to have to back in or out.

Following the amended description and plans, **Lindfield Parish Council (LPC) reiterates it previous objections** and considers that the proposed development plans lead to an overdevelopment of the site, being overbearing and particularly intrusive to neighbouring properties, as well as when viewed from the High Street.

In the context of DP 34, the proposed two storey building incorporating a large number of windows and roof dormers, is clearly out of character and within the curtilage of a Grade 2 Star Listed building. Similarly for DP 35, the bulk and design form of the proposal will not enhance or contribute to the conservation area of special interest.

LPC fully recognises that the street front unit could be utilised for many different types of retail suitable for the village High Street but such is always likely to require adequate storage space, which the ‘old bakehouse’ currently provides for it.

LPC is concerned that within "the area of site pertaining to change of use" the representation of parking and access arrangements might be insufficient to provide the room for two spaces as specified in the application. This could result in such vehicles being unable to turn around within the available restricted access provided, leaving them to reverse in or out of the busy High Street and / or potentially blocking other owners’ access. No doubt the Planning Authority can liaise appropriately with WSCC Highways to properly clarify, understand and address this aspect.

1. **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.**
   1. The Deputy Parish Clerk advised that MSDC had approved DM/20/4626 The Holt, 78 High Street relating to works to the existing boundary wall, which P&TC had objected to. Committee **noted** this.
2. **Lewes Road TRO Update**
   1. In the light of the paper presented to Committee detailing the proposed consultation, the Chair asked that Committee Members recommend to Council that the consultation would be launched when practical. Members **agreed**.
3. **Matters Arising**
   1. None

The meeting closed at 19.20.

The **next P&TC Meeting is scheduled for Tuesday 9th March** and is expected to be held online using video conferencing. Full details to follow.