

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** **Tuesday 20th April 2021**

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 V Upton
Mr M Leach
Mr W Blunden
Mrs L Grace
Mr I Wilson
Mr C Wood

Also present: None

In attendance: Mr D Parsons (Deputy Parish Clerk)

279. Apologies

279.1 Apologies from Cllr Matthews were received and accepted.

280. Declarations of Interest

280.1 None

281. Approval of Minutes

281.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 30th March 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.

282. 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.

i. DM/21/0041 – Humphrey's Bakery, 65 High Street

Change of use of bakehouse to residential C3 Use. (Amended description, amended plans and heritage statement 19.03.2021)

Lindfield Parish Council (LPC) continues to object to the loss of the bakehouse as a retail unit behind the shop front unit, given the impact that this is likely to have on the viability of the latter and that in any event it would (further) reduce the square footage available within the village for such use. The consequent impact negatively impacting the vibrancy, sustainability and economics of the village High Street, as well as reducing employment opportunities. This would be contrary to Lindfield and Lindfield Rural's Neighbourhood Plan Policy 4 and MSDC's District Plan Policy DP 3 "To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community; and ... To support a strong and diverse rural economy in the villages and the countryside"

LPC also remains concerned that the parking and access arrangements might be insufficient to provide the room for two spaces as specified and could result in vehicles being unable to turn

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around within the restricted access available, leaving them to reverse in to or out of the busy High Street and / or potentially blocking other owners' access.

LPC is cognisant of the wider challenges facing High Streets generally, exacerbated by the current Coronavirus pandemic, and seeks MSDC's support, in line with its policies, to resist the loss of another retail unit potentially undermining the very fabric of the village.

ii. DM/21/1091 – Green Orchards, 141 High Street

T1 - Holly to reduce to 2.5m, T2 - Cherry to Fell, G1 - 5 x, Cypress to Fell, T3 - Cypress to Fell, T4 - Cypress to Fell, T5 - Silver Birch to Fell, G2 - 5 x Holly to Fell, G4 - 3 x Cypress to Fell, T6 - Cypress to Fell

Lindfield Parish Council notes that there is no professional arboriculturist's report nor proposals for replacing the trees submitted with this application. Subject to the Tree Officer's review and suitable replacement trees being agreed, Lindfield Parish Council has no objections to this work.

iii. DM/21/1143 – 24 Savill Road

T1 Oak - 2.5m lateral reduction on southern side

Lindfield Parish Council has no objections to this work provided it is carried out in accordance with BS 3998

iv. DM/21/1128 – Malling Cottage, 84 High Street

Erection of single storey timber clad garden room building

Lindfield Parish Council has no objections provided that the new building is used solely for purposes incidental to the occupation and enjoyment of the dwellinghouse and not as a separate unit of accommodation.

v. DM/21/1269 – 22 Meadow Drive

Proposed single storey extension to front elevation and two storey extension to side elevation

Lindfield Parish Council has no objections to this application subject to matching materials being used as is proposed.

vi. DM/21/1294 – 10 Blackthorns

Variation to condition 1 relating to planning application DM/19/1758 to revise the drawings to reduce the width of the front by 800mm from the boundary so it is inline with the rest of the extension.

Lindfield Parish Council has no objection to the proposed variation.

vii. DM/21/1329 – 20 Finches Park Road

Front and rear extensions

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

viii. DM/21/1373 – 28 Blackthorns

T1 - Oak - remove diseased broken branches throughout crown. Prune back branch 1-2m that extends into street lamp

Lindfield Parish Council has no objections to this application

ix. DM/21/1358 – 100 High Street

Repairs to cracked brickwork and failed brick arches on front elevation. Re-rendering of ground floor at southern elevation. Replacement of wooden window sill. Re-pointing of external brickwork. Repainting of all external brickwork and front doors. Repair iron gate and railings at front of property.

Lindfield Parish Council has no objections to this application

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283. 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.

283.1 None.

284. Matters Arising

284.1 None

The meeting closed at 19.12.

The **next P&TC Meeting is scheduled for Tuesday 11th May** - full details to follow.