

# Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on  
**Tuesday 21<sup>st</sup> October 2021** in the King Edward Hall, Lindfield.

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

**Present:**

Parish Councillors: Mr W Blunden (Chair)\*  
Mrs V Upton  
Mrs L Grace  
Mr I Wilson  
Mr C Wood  
Mrs A Matthews  
Mr J Stevens

In the absence of Cllr Plass, Cllr Blunden took the Chair for this meeting.

**Also present:** Lindfield Preservation Society

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

**295. Apologies**

295.1 Apologies from Cllrs Hersey, Plass and Leach were received and accepted.

**296. Declarations of Interest**

296.1 Cllr Blunden advised that as Chairman of the Management Committee for the King Edward Hall which adjoins DM/21/3615 Clematis Cottage, Lewes Road, he would not join any discussion on that item.

**297. Approval of Minutes**

297.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 5<sup>th</sup> October 2021 had previously been circulated and sought any members comments. Committee **agreed** that the Chair should sign the Minutes as a true record of that meeting.

**298. Questions/comments from members of the public**

298.1 None

**299. Planning Applications and other matters referred to the Parish Council by Mid Sussex District Council (MSDC) 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 before any public comments and discussion by the Committee, which are summarised below (where applicable). For applications where Lindfield Preservation Society (LPS) had no comments, or their view was 'No objection' this is not recorded.

**300. Lindfield Preservation Society (LPS) – proposing the extension of the Article 4 Direction in the Conservation Area to include business and commercial premises**

300.1 This item was brought forward from the agenda order. Mr Kennedy, Chair of the LPS, advised that commercial premises in the High Street were not addressed by the Article 4 Direction, which removed Permitted Development Rights in the High Street Conservation Area for residential premises, leading to differing requirements for changes to their design and décor. LPS had spoken with MSDC's Planning Enforcement and Investigation Officer who advised that a change would require Ward Councillor's support and LPS planned to seek this accordingly. Initially, LPS sought support from the Parish Council which was **agreed** by committee.

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**301. 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.**

301.1 None

**302. To agree the Terms of Reference for the Cycleways Working**

302.1 The Chair thanked Cllr Grace for the work she has put into attending Scaynes Hill – Lindfield Active Travel Group (SHALT) and committee **agreed** the Terms of Reference proposed.

**303. To Consider whether a response is required to The Local Government Boundary Commission for England's draft recommendations for Mid Sussex District Council**

303.1 Committee **agreed** to resubmit the same comments provided to the original consultation.

**304. Matters Arising.**

304.1 The Chair mentioned that following the recent partial collapse of the pond wall, WSCC had sent out a surveyor and that the Area Highways Manager was in discussion with our County Ward Councillor to take matters forward. The Chair advised that this was a very important matter for the village and should feature on the next appropriate agenda.

304.2 The Deputy Parish Clerk advised members that a meeting had recently been held with our County Ward Councillor and the Chairs of Council and P&TC to discuss a range of issues facing the village. A fuller update would be provided once meeting notes had been agreed.

The meeting closed at 20.20.

**The next P&TC Meeting is scheduled for Tuesday 9<sup>th</sup> November  
at 8pm in the King Edward Hall.**

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

	MSDC Application Year	MSDC Reference	Property Name / Number	Street	Proposal
i	2021	3292	3	The Glebe	1m trellis on top of 1.8m fence at the rear of garden
<b>Response:</b>		<p>Lindfield Parish Council objects to the proposal to construct a fence and trellis with a combined height greater than 2m, as this would be out of keeping with the area and, given the topography of the site, appear overbearing to both the neighbouring property and highway. That it is situated within the zone designated as an Area of Townscape Character makes it important that “4.37 ... proposals for development lying within an Area of 33 Lindfield &amp; Lindfield Rural Neighbourhood Plan: Submission Plan December 2014 Townscape Character to demonstrate they have paid special regard to the distinct character of the area, as described in the adopted Lindfield Village Design Statement” Source: Lindfield and Lindfield Rural Neighbourhood Plan 2014 - 2031.</p> <p><b>This response has been submitted to MSDC under the Temporary Delegated Authority as the consultation closed prior to the P&amp;TC meeting</b></p>			
ii	2021	3404	65	Noahs Ark Lane	Garage conversion to create habitable room accommodation and construction of new porch together with associated internal and external alterations. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.
<b>Response:</b>		As this is a request for a Lawful Development Certificate, Lindfield Parish Council can only comment that there are no reasons for legal, valid objections as far as we are aware			
iii	2021	3565	Tree West of 7 Old School Court	Lewes Road	Broadleaf - Removal of epicormic growth. Prune back lower individual branches by 1m to clear property roofline
<b>Response:</b>		Lindfield Parish Council has no objections to this application but consider the work should be carried to BS 3998 as its location is visible from the common.			
iv	2021	3595	2	Linden Grove	Magnolia, Reduction by 1.5m to maintain size and shape and keep off the street light and path
<b>Response:</b>		Lindfield Parish Council has no objections to this application but consider the work should be carried to BS 3998 as the tree sits in the street scene.			

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	MSDC Application Year	MSDC Reference	Property Name / Number	Street	Proposal
v	2021	3512	3	Chestnuts Close	Alter location of front door from side of porch to front. Replace front door with more modern grey composite door. Change porch construction from glazed with white frame to insulated timber clad.
<b>Response:</b>		Lindfield Parish Council has no objections to this application providing all specified finishes are adhered to.			
vi	2021	3615	Clematis Cottage	Lewes Road	3x Lime tree reduce crown by 10 feet and reduce overhanging branches into Mews Club, footpath and play area
<b>Response:</b>		Lindfield Parish Council has no objections to this application but consider the work should be carried to BS 3998 as the tree sits in the street scene.			
	2021	3	Lindfield Common	Backwoods Lane	X6 Oak Trees - (Tree ref: 0781), (Tree ref: 0782), (Tree ref: 0797), (Tree ref: 0798), (Tree ref: 079B), and (Tree ref: 07FE). Crown lift all trees to a height of 2.5-3.0m from ground level,
<b>Response:</b>		Lindfield Parish Council has no objections to this application but consider that the work should be carried to BS 3998 recognising the location on the common.			