

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** **Tuesday 5th October 2021**

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

Present:

Parish Councillors: Mr R Plass (Chair)
Mrs V Upton
Mr M Leach
Mr W Blunden
Mrs L Grace
Mr I Wilson

Also present: Lindfield Preservation Society

In attendance: Mr D Parsons (Deputy Parish Clerk)

285. Apologies

285.1 Apologies from Cll^{rs} Hersey, Wood, Matthews and Stephens were received and accepted.

286. Declarations of Interest

286.1 None

287. Approval of Minutes

287.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 20th April 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.

288. 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.

289. 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.

The Deputy Parish Clerk (DPC) advised:

289.1 That the Planning Inspector has dismissed the applicants appeal in respect **AP/21/0012 (DM/19/0012) Tavistock and Summerhill School, Summerhill Lane, Lindfield**. Committee members **noted** this outcome and were pleased to see that this entirely inappropriate proposal has now finally been stopped, reiterating their view that the site should be developed appropriately to its setting.

289.2 MSDC have approved **DM/21/2386 27 West Common Road proposed construction of new oak framed garage with home office** which the Council objected to, given its location in front of the building line. The DPC is in correspondence with MSDC Planning to try and understand their approach. Committee **noted** this development.

290. Temporary Delegated Authority – to consider its continued usage on a limited basis for those MSDC Planning Applications received where response dates do not align with Lindfield Parish Council Planning & Traffic Committee dates.

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- 290.1 Cllr Blunden considered that the proposed approach was common sense and Cllr Plass raised the right of Members of the Public to address the Planning & Traffic Committee. Cllr Grace wondered how other parish councils dealt with planning applications.
- 290.2 The DPC advised that a range of approaches are seen more widely, spanning more frequent planning meetings, a similar approach to that proposed for many councils who meet less frequently, to 'extraordinary' meetings where needed. He noted from the proposal that it would only be used for non-contentious applications and that if any of the reviewing councillors raised concerns or there were public comments received, an alternative approach would be employed to allow Planning & Traffic Committee to consider the application. Also that a review would take place in May 2022 alongside the wider Temporary Delegated Authority as to whether the approach had been successful. Committee **agreed** the proposal.

291. Proposed Lewes Road TRO – update on current position and next steps.

- 291.1 Committee **agreed** to proceed as outlined in the papers.

292. Scaynes Hill - Lindfield Active Travel (SHLAT) Group – update on current position from Cllr Grace and consideration of future involvement.

- 292.1 Cllr Grace advised that she had attended this groups monthly meetings as a neutral observer pending a discussion at P&TC. She advised that Lindfield Rural Parish Council were attending the meetings and had indicated their support, especially noting the approach outlined in the Lindfield and Lindfield Rural Neighbourhood Plan, however, there was no financial support available from LRPC. Cllrs from MSDC and WSCC also attended the monthly meetings, in a ward rather than Council capacity.
- 292.2 It was emphasised that SHLAT led this project not councils or councillors. Landowners had been approached in respect of potential routes, but no responses have been received and following an initial 'decline' from the Woodland Trust who own some of the route, they are reviewing their position. Cllr Garry Wall had meet with WSCC Highways to discuss funding and MSDC were being consulted in respect of Active Travel and S106 funding. Cllr Grace emphasised that SHLAT would be providing the administrative support for the project and not either of the Lindfield councils.
- 292.3 Following a discussion around the likely level of time commitment and to meet appropriate governance requirements it was **agreed** that a small Working Group be formed, comprising the Chair, Vice Chair and Cllr Grace, who would represent LPC at future meetings.
DPC to draw up a Terms of Reference for the Working Group for agreement at a future meeting.

293. Draft West Sussex Transport Plan 2022-36 – to consider whether any response is required to the consultation which ends on 8th October 2021.

- 293.1 Members considered that Council should be supportive of charging infrastructure but that the location proposed in the High Street was inappropriate and were particularly concerned at the potential negative impact of shops and businesses if it led to reduced parking provision. It was **Agreed** that the DPC should draw up a response to be agreed by the Chair and Vice Chair (see below).

294. Matters Arising

- 294.1 The Chair noted the partial collapse of the pond wall and that the Parish Clerk was liaising with both District and County Councils to progress matters. Cllr Garry Wall (WSCC) had also been contacted as the Ward Councillor for WSCC.
- 294.2 The DPC advised members that with the Neighbourhood Plan due for review he had contacted MSDC who suggested that it would be appropriate to allow their plan review to progress before reviewing our own unless there were specific or urgent issues which need addressing. It was advised by MSDC that the plan would continue to hold as much weight in planning decisions as it had previously, even with a delay in its review.

The meeting closed at 19.45.

The next P&TC Meeting is scheduled for **THURSDAY 21st October 11th May**
at 8pm in the King Edward Hall.

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Item 293: Response submitted to MSDC after the meeting;-

Lindfield Parish Council (LPC) welcomes the opportunity to consider WSCC's aspirational Transport Plan and notes that Lindfield is identified as a location for on-street charging infrastructure.

LPC is wholly supportive of the drive towards sustainable transport, however, the High Street has limited on-street parking and LPC is concerned that restricting some parking space to a certain type of vehicle may have a detrimental effect on the currently vibrant High Street. Against this background, very careful consideration needs to be given to the location of any charging infrastructure, recognising both the potential impact on trading and that any changes will need to be mindful of the High Street's designation as a conservation area.

In Lindfield's case, the charging infrastructure may be better suited to village car parks where longer-term destination charging can more easily be accommodated (e.g., Hickmans Lane Recreation Ground and the 'Tennis Court' Car Parks) rather than on the High Street or in the small car parks immediately adjacent to it.

Separately, Lindfield and Lindfield Rural's Neighbourhood Plan 2014 - 2031 supports "*a new dedicated safe cycle route from the busy A272 near Scaynes Hill to Lindfield to encourage cycling and walking between the two settlements.*" LPC notes CPRE's comments on greenways and would urge WSCC to seriously consider the cost effectiveness of this approach when reviewing proposals to address such a route.

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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	3331	Land at the garages	The Welkin	T1- 1 x Large London Plane tree severely overhanging the garages to cut back heavily (by approximately 3 meters). T2- 1 x Large London Plane to remove the large, dangerous broken hanger.
Response:		Lindfield Parish Council has no objections to this application.			
ii	2021	3214	35	Noahs Ark Lane	Single storey front extension
Response:		Lindfield Parish Council has no objections to this application subject to matching materials and finishes being used.			
iii	2021	3319	78	Savill Road	First floor rear extension
Response:		Lindfield Parish Council has no objections to this application subject to matching materials and finishes being used.			
iv	2021	3305	32	Sunte Avenue	Proposed single storey side extension
Response:		Lindfield Parish Council has no objections to this application subject to matching materials and finishes being used.			
v	2021	3396	North of 5	Old School Court	T1 (0A3C): Sycamore - re-pollard back to previous pruning points and remove epicormic growth.
Response:		Lindfield Parish Council has no objections to this application.			
vi	2021	3408	Land South Of Lindfield Common Public Car Park	Backwoods Lane	Oak Tree: (000H) - Crown Reduce by 2 meters to appropriate growth points. Crown Lift to height of 4 meters.
Response:		Lindfield Parish Council has no objections to this application.			