

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday 1st February 2022 in the King Edward Hall, Lindfield.

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

Present:

Parish Councillors: Mr C Wood (Chair – see item 325)
Mrs V Upton
Mrs L Grace
Mrs A Matthews
Mr W Blunden
Mr J Stevens
Mr I Wilson (joined at item 6)

Also present: Lindfield Preservation Society

In attendance: Mr D Parsons (Deputy Parish Clerk)

325. To elect a Chair for this meeting

325.1 In the absence of the Chair or Vice Chair (see Apologies below), Cllr Blunden proposed Cllr Wood to be Chair for the meeting, this was seconded by Cllr Upton and **agreed** by those present.

326. Apologies

326.1 Apologies from Cll^{rs} Hersey, Plass and Leach were received and accepted.

327. Declarations of Interest

327.1 None.

328. Approval of Minutes

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

329. Questions/comments from members of the public

329.1 None

330. 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.

331. 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.

331.1 **DM/21/4029 - 12 Denmans Close:** MSDC refused the application for a single storey garden room side extension noting that the proposal was neither subordinate nor proportionate to the existing property and its imposing nature would harm the neighbour's outlook. Further, that the application had not demonstrated how the Beech tree protected by a TPO would not be damaged by the works. LPC had objected on similar grounds.

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- 331.2 **DM/21/4276 - 46 Hickmans Lane:** MSDC refused the application for a first-floor extension and loft conversion noting that the works are considered to be dominant and not well integrated nor subservient to the original dwelling, as well as likely to cause significant harm to the amenities of the neighbouring property. LPC had not objected to the proposal but were concerned as to the impact of the proposed Velux windows on the street scene.
- 331.3 **APP/D3830/D/21/3282010: Appledore Cottage, Lewes Road** (previously DM/21/0161) – The Planning Inspector allowed the appeal for a new driveway and external alterations, previously refused by MSDC. LPC had raised no objections to the proposal. Note: Cllr Blunden advised that as a trustee of the Lindfield Club who owned the property next door, he had an interest in this matter and did not join any discussion around it.

Committee **noted** these developments.

332. Developer's Presentations to Council

- 332.1 The Deputy Parish Clerk advised that this paper was not yet completed and would be presented at a future meeting.

333. Cycleways

- 333.1 **Cllr Grace** advised that she continues to attend meetings of the SHLAT (the Scaynes Hill to Lindfield Active Travel Group) where GDPR issues have been to the fore. She advised that Cllr Salisbury (MSDC Cabinet Member for Housing and Planning) had highlighted that the ratio between likely (high) costs of such a scheme would need to be carefully weighed against its likely usage and benefits. Further, that Cllr Joy Dennis (WSCC Cabinet Member for Highways and Transport) had been invited to join the group, which continues to be well supported by local ward councillors.

Committee **noted** these developments.

334. Proposed Lindfield 7.5 Tonne Weight Restriction Committee

- 334.1 The Deputy Parish Clerk advised that the Council's Consultant was working to address WSCC's initial comments on their work and a more updated version would be provided in due course. It was however pleasing to note that the police had indicated that they saw no reason to object to the proposal.

Committee **noted** this update.

335. Matters Arising.

- 335.1 The Deputy Parish Clerk advised that the police had attended Black Hill and advised drivers on the appropriateness of their parking arrangements. Cllr Grace wondered whether some form of grasscrete might be an option to reduce damage at this location.

The meeting closed at 20.24.

The next P&TC Meeting is scheduled for Tuesday 22nd February
at 8pm in the King Edward Hall.

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

Item	MSDC Application Year	MSDC Reference	PROPERTY NAME/ NUMBER	STREET	PROPOSAL
Recognising MSDC consultation period expiry dates for items i - ii, responses for these items have agreed under the Temporary Delegated Authority approved by P&TC 5/10/21 and have been submitted to MSDC, as shown below.					
i	2021	4367	112	The Welkin	Proposed loft conversion and garden office. 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.
Response: 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.					
ii	2021	3757	36	Eastern Road	First floor extension to East side Elevation. Amended proposed plans received 06.01.2022 to include single storey rear extension and alterations to proposed side extension.
Response: Lindfield Parish Council has no objection to this application subject to the materials and finishes used matching the existing property.					
iii	2021	4096	Boarsland / 72	High Street	Proposed timber sliding driveway access gate.
Response: Lindfield Parish Council has no objections to this application.					
iv	2021	4147	7	Shenstone	1xT5 Lift Crown by 1.5m to previous cut point
Response: Lindfield Parish Council has no objections to this application.					
v	2022	104	Lynn Hatch / 31	High Street	(T1) Fell
Response: Lindfield Parish Council has no objections to this application.					
vi	2021	4346	Linksway	Roundwood Lane	Two storey rear extension and single storey front extension
Response: Lindfield Parish Council has no objections to this application, subject to matching materials being used.					
vii	2022	169	2	Woodpecker Chase	Internal remodelling, converting part of the garage, to make a larger kitchen for the family and new windows to the rear elevation. 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.
Response: Lindfield Parish Council has no objections to this application, subject to matching materials being used.					

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viii	2021	4359	Amberley / 51	Sunte Avenue	Two storey side/rear and single storey rear extensions and associated internal alterations.
Response: Lindfield Parish Council has no objections to this application, subject to matching materials being used.					
ix	2022	179	19	Dukes Road	Single storey side / rear extension following demolition of conservatory.
Response: Lindfield Parish Council has no objections to this application.					
x	2021	4373	112	The Welkin	Proposed single storey rear extension. Amended plans received 24.01.2022 showing the proposed depth of the extension reduced.
Response: Lindfield Parish Council has no objections to this application.					
xi	2022	233	Dental Surgery, West Greenbank	Hickmans Lane	1 x Hazel - Reduce to old points 1-1.5m, and thin out the new suckers from the stand.
Response: Lindfield Parish Council has no objections to this application.					
Note: 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)					