

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday 22nd February 2022 in the King Edward Hall, Lindfield.

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

Present:

Parish Councillors: Mr R Plass (Chair)
Mr C Wood
Mrs V Upton
Mrs L Grace
Mrs A Matthews
Mr J Stevens
Mr I Wilson

Also present: Cllr G Wall, WSCC Lindfield & High Weald (joined at item 344)
Two members of the public

In attendance: Mr D Parsons (Deputy Parish Clerk)

336. Apologies

336.1 Apologies from Cll^{rs} Hersey, Blunden and Leach were received and accepted.

337. Declarations of Interest

337.1 None.

338. Approval of Minutes

338.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 1st February 2022 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.

339. Questions/comments from members of the public

339.1 None

340. 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 and any public comments received, before discussion by the Committee, as summarised below (where applicable). For applications where Lindfield Preservation Society (LPS) had no comments, or their view was 'No objection' this is not recorded.

340.1 Mr Shaw spoke in support of DM/21/3292 - 3 The Glebe, advising that the proposed side fence was 2m high and the rear 1.8m plus 0.5m trellis. He advised that the garden was overlooked following the neighbour's removal of leylandii and that the proposal was designed to provide increased privacy, citing examples of fences elsewhere in Lindfield which were higher than that proposed. The Chair sought Councillors' views and the Committee **agreed** to maintain its previously stated objections to the application.

341. 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.

341.1 None.

342. Developer's Presentations to Council

342.1 Committee considered the paper previously circulated. Following discussion, Cllr Upton proposed that Option 2, allowing meetings with developers to take place prior to formal applications being submitted to the Local Planning Authority, be adopted. This was seconded by Cllr Stevens and **agreed** unanimously by Committee.

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343. The Wilderness – Parking and Speeding issues

- 343.1 Committee considered the paper previously circulated. A resident of The Wilderness attended the meeting, advising that the issues are substantially related to traffic attending the nursery, often speeding but that residents are not all agreed as to the appropriate solution. From his perspective, he was not entirely in favour of more yellow lines nor that the previous 'escape zone' provided by the now defunct garage entrance made a material difference to the issue. Other resident's ideas had included bollards, stones on the verge and signage.
- 343.2 The Chair noted that the issue itself was nothing to do with LPC, being a WSCC Highways matter, but observing the poor sighting when entering The Wilderness and that traffic levels were much worse. Committee discussion recognised that this would not be a simple issue to resolve. The Deputy Parish Clerk advised that WSCC Highways had agreed to review the yellow lines and repaint them if considered necessary. The residents had also been advised to report parking transgressions to MSDC such that Parking Enforcement might be able to attend the location.
- 343.3 Cllr Wood advised that as Chair of Tiger Cubs he would have to declare an interest in this matter.
- 343.4 Cllr Wood proposed that a few councillors meet with the residents to research what the issues are, understand who else is affected, and consider next steps, Cllr Stevens seconded the proposal and Committee **agreed** that such a meeting should be arranged by the Parish Office.

344. Black Hill – parking, road safety and damage to the verge

- 344.1 The Chair observed that LPC was powerless to pull the appropriate bodies together, with WSCC responsible for Highways, the University of Brighton Academies Trust responsible for the school(s) whose activities generated the issues being seen, MSDC responsible for parking enforcement (there are no restrictions currently to enforce) and the Police if dangerous behaviour / road blocking is reported.
- 344.2 Cllr Wilson noted the attendance of the Police one morning, which resulted in vehicles quickly moving on but that they reappeared as usual the next day. He considered that there was not enough parking in the vicinity and that as soon as the small car park was full vehicles started parking on the Black Hill verges, also observing that the problem only lasted approximately 20 minutes at each end of the school day. He noted that one parent was using the car park at the bottom of the common and then walking children across the common to the school and wondered whether this should be encouraged as part of any solution.
- 344.3 Cllr Upton advised that the school's own parking was very limited, even during the middle of the day. Cllr Matthews felt that LPC should engage with the school and other relevant parties, noting that areas previously used for pick-up and drop-off within the school boundaries had all been built on.
- 344.4 Noting councillors' comments, the Chair considered that LPC should seek to lead a way forward but also that previous efforts in this regard had been unsuccessful. He considered that it was important to try again, noting that future housing developments outside the village would be likely to exacerbate the situation. Cllr Grace agreed that LPC should engage here but could not be responsible for finding or implementing any solution, noting that both child safety and damage to the verges were key issues. Suggestions around grasscrete or paving to eliminate the damage to the grass verge were mentioned but these might also have the effect of formalising parking in this location.
- 344.5 Cllr Upton proposed that a few councillors should initiate engagement with the school and other appropriate parties to consider possible next steps, Cllr Wood seconded the proposal, with Cllr Matthews indicating that she would like to participate. Committee **agreed** that such a meeting should be arranged by the Parish Office.

345. Cycleways

- 345.1 **Cllr Grace** provided an update in respect of SHLAT (the Scaynes Hill to Lindfield Active Travel Group) where a formal constitution has been proposed to turn the group into a 'not for profit' organisation to address GDPR issues, and that a 'FAQs' document had been prepared to support a proposed letter to interested parties along the potential routes for a sustainable transport route. Consequently, LPC was being asked to join a group with a constitution rather than the previously informal set up of interested parties, which she did not consider would be appropriate for LPC and would be asking the group to formally invite LPC to join it, in order to understand the basis on which LPC would be involved in the future.
- 345.2 Cllr Wood considered that LPC should be observers to the group, with the Chair noting that LPC represents all its residents and should be careful not to be bound by a particular group making decisions which might be contrary to LPC's position.
- 345.3 Committee **agreed** that care needs to be taken as to the appropriate way forward and that the formal invitation should be awaited, for LPC to consider accordingly.

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346. Matters Arising.

- 346.1 The Deputy Parish Clerk advised that since this agenda was issued, the Council's consultant in respect of the TRO had submitted an additional fee estimate for further works to address queries raised by WSCC Highways and that this would be added to the agenda for next week's Council meeting.
- 346.2 Cllr Garry Wall, WSCC Lindfield & High Weald, arrived during the meeting and stayed afterwards to discuss current issues across Lindfield including pond repairs, the proposed TRO, residents parking concerns, potholes and recent graffiti.

The meeting closed at 20:50.

The next P&TC Meeting is scheduled for Thursday 17th March
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
Responses for items i – iv have been agreed under the Temporary Delegated Authority approved by P&TC 5/10/21 and submitted to MSDC prior to this meeting to meet consultation expiry dates.					
i	2022	106	9	Backwoods Lane	Proposed raising of roof and loft conversion and rear dormer window extension
Response: Lindfield Parish Council has no objections to this application.					
ii	2022	318	Tollgate Car Park	Tollgate	07N3 Silver Birch - Crown lift canopy to a height of 2.5m
Response: Lindfield Parish Council has no objections to this application.					
iii	2021	4359	Amberley / 51	Sunte Avenue	Two storey side/rear and single storey rear extensions and associated internal alterations. (Updated plans received 07.02.2022)
Response: Lindfield Parish Council has no objections to this application, subject to matching materials being used as detailed in the applications.					
iv	2022	287	Boundary Cottage / 1A	Backwoods Close	Two storey rear extension and front infill to an existing detached house
Response: Lindfield Parish Council has no objections to this application.					
v	2022	319	26	Newton Road	Rear two storey extension and proposed new porch to existing front door.
Response: Lindfield Parish Council has no objections to this application, subject to matching materials being used as detailed in the application.					
vi	2022	333	15	Blackthorns	Rear two storey extension with new front porch
Response: Lindfield Parish Council has no objections to this application.					
vii	2021	3292	3	The Glebe	0.5m trellis on top of 1.8m fence at the rear of garden and replacement of side fence (amended description 24/11, amended location and block plan 10/01 and amended fence drawings 19/01 and 27/01)
Response: Lindfield Parish Council considers that its previous responses to this application remain apposite and continues to object accordingly.					
viii	2022	367	15	Compton Road	Replacement of existing timber single glazed windows and timber door with new conservation style uPVC double glazed windows and composite door at the front of the property.

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Response: Lindfield Parish Council has no objections to this application.					
ix	2021	4373	112	The Welkin	Proposed single storey rear extension. Amended plans received 24.01.2022 showing the proposed depth of the extension reduced. Further amended plans received 11.02.2022 showing a revised lean to roof design on the extension.
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)					