

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday **26th April 2022** in the King Edward Hall, Lindfield.

P&TC Members:

Parish Councillors: Mr R Plass (Chair)*
Mrs M Hersey (Vice- Chair)*
Mr W Blunden
Mrs L Grace
Mr M Leach
Mrs A Matthews (Chair – see item 356 below)
Mr J Stevens*
Mrs V Upton
Mr C Wood
Mr I Wilson
* Denotes absent from meeting

Also present: Lindfield Preservation Society (LPS)

In attendance: Mr D Parsons (Deputy Parish Clerk)

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

356. Election of Chair

356.1 In the absence of the Chair or Vice Chair, members elected Mrs A Matthews to Chair this meeting.

357. Apologies

357.1 Apologies from Cll^{rs} Plass and Hersey were received and accepted.

358. Declarations of Interest

358.1 Cllr Blunden advised that the applicants in relation to Item 361, Appendix One, vii (DM/22/1118) were friends of his wife.

359. Approval of Minutes

359.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 17th March 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.

360. Questions/comments from members of the public

360.1 None

361. 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.

361.1 In respect of DM/22/1056 – Milton House, Black Hill, LPS highlighted the comments that they had submitted to MSDC, considering that the proposal did not meet the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015 Part 14 Renewable Energy in several areas.

361.2 Cllr Blunden considered that LPS made some very valid points and that it was important to seek to protect the Conservation Area. Cllr Leach noted concerns that sunlight reflections from PV arrays were understood to be affecting pilots. Committee **agreed** that LPC should object to this application.

362. 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.

362.1 None.

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363. Cycleways – Update

363.1 Cllr Grace advised that LPC's proposal to continue to attend SHLAT's meetings as an observer was well received by the group and that LRPC have also adopted this approach. It is understood that feedback is awaited from Cllr Joy Dennis (WSCC Cabinet Member for Highways and Transport) to SHLATs proposals and that the group next meets in May.

364. TRO Update

364.1 The Deputy Parish Clerk advised that the 'second' consultation is expected to be launched in May, with a view to addressing issues raised by WSCC. Cllr Blunden expressed concerns that Lindfield seemed to be being held to a far higher standard to achieve this TRO than members had witnessed when previously attending County Local Committee meetings considering TRO applications in other locations. Members echoed these concerns and Committee **noted** the proposed way forward.

365. Update re Black Hill Parking

365.1 Cllr Mathews updated members on the meeting she attended at Lindfield Primary Academy (LPA), as detailed in the meeting note previously circulated. In the light of LPA's views and having weighed up the possible solutions described in the meeting note, Committee **agreed** that the council should support LPA in an application to WSCC Highways, for double yellow lines on both sides of Black Hill with a view to ending the current parking activity and thereby improving safety for school children, pedestrians, and other road users.

366. Matters Arising.

366.1 None

The meeting closed at 20:34.

The **next P&TC Meeting is scheduled for Tuesday 17th May 2021**
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 and iii-vi 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	0922	17	Brook Lane	First floor front and rear extensions
RESPONSE: The proposal is for a substantial first floor extension but it appears that the site is able to accommodate this. Accordingly, Lindfield Parish Council has no objections subject to matching materials being used. This response has been submitted to MSDC under the Temporary Delegated Authority.					
ii	2022	1056	Milton House	Black Hill	Proposed PV Panels to be positioned on the approved eastern slope of the new extension.
RESPONSE: Lindfield Parish Council objects to the proposed 20m2 PV array within the conservation area which, given its location, will be clearly visible from Little Black Hill and adjoining properties, negatively impacting on the amenity of the local area. This would therefore be contrary to The Town and Country Planning (General Permitted Development) (England) Order 2015 Part 14 Renewable Energy. Specifically, A.2 (a) which requires that solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building; and (b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area.					
iii	2022	1059	Boarsland / 72	High Street	Retrospective painting of front door (change of colour to yellow) and change of door sign
RESPONSE: Lindfield Parish Council has no objections to this application. This response has been submitted to MSDC under the Temporary Delegated Authority.					
iv	2022	1061	Boarsland / 72	High Street	Retrospective painting of front door (change of colour to yellow) and change of door sign
RESPONSE: Lindfield Parish Council has no objections to this application. This response has been submitted to MSDC under the Temporary Delegated Authority.					
v	2022	0792	42A	Appledore Gardens	Front garden resurfacing
RESPONSE: Lindfield Parish Council has no objections to this application. This response has been submitted to MSDC under the Temporary Delegated Authority.					
vi	2022	1087	40A	Appledore Gardens	introduction of a new driveway in place of the front garden to the property using permeable block paving
RESPONSE: Lindfield Parish Council has no objections to this application. This response has been submitted to MSDC under the Temporary Delegated Authority.					

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vii	2022	1118	20	Finches Park Road	Front and rear extensions
<p>RESPONSE: Lindfield Parish Council has no objections to this application, subject to clarification that the colour of the proposed render matches or complements the existing property/street scene.</p>					
viii	2022	1172	8	Dukes Road	G1- Oak, Ash & Lime . Oak - Fell, Ash - remove heavily weighted limb rubbing against Lime tree Field Maple – pollard front stem to approx 2 metres. T1- Lime - 15-20% thinning
<p>RESPONSE: Lindfield Parish Council would prefer to seek the oak retained if at all possible but otherwise has no objections to this application, subject to suitable replacement trees being agreed and all works being carried out to BS3998.</p>					
ix	2022	1137	22	Pickers Green	First floor rear extension above existing ground floor, first floor side extension and porch canopy
<p>RESPONSE: Lindfield Parish Council (LPC) has no objection to the principle of the rear extension and porch canopy. However, LPC considers that the ‘flying’ side extension is poorly considered and would be overbearing on the neighbouring property, contrary to DP 26 of the District Plan, and accordingly objects to this element.</p>					
x	222	1131	Garage Block Adjacent to 1-3 Pelham Road	Pelham Road	Variation of condition 3 (Materials) relating to planning reference DM/20/0785
<p>RESPONSE: Lindfield Parish Council has no objections to this application.</p>					
<p>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)</p>					