

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday 17th May 2022 in the King Edward Hall, Lindfield.

P&TC Members:

Parish Councillors: Mr R Plass (Chair elected at item 367 below)
Mrs M Hersey (Vice- Chair elected at item 368 below)
Mr W Blunden
Mrs L Grace
Mr M Leach
Mrs A Matthews
Mr J Stevens
Mrs V Upton*
Mr C Wood
Mr I Wilson*
* Denotes absent from meeting

In attendance: Mr D Parsons (Deputy Parish Clerk)

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

367. Election of Chair

367.1 Cllr Blunden, Chair of LPC, sought proposals for a Chair for P&TC. Cllr Stevens proposed Cllr Plass, seconded by Cllr Wood and agreed by the Committee

368. Election of Vice Chair

368.1 Cllr Plass sought proposals for a Vice-Chair and Cllr Blunden proposed Cllr Hersey, seconded by Cllr Stevens and agreed by the Committee.

369. Apologies

369.1 Apologies from Cllr Upton had been received prior to the meeting but were erroneously omitted at the meeting by the Deputy Parish Clerk.

370. Declarations of Interest

370.1 None

371. Approval of Minutes

371.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 26th April 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.

372. Questions/comments from members of the public

372.1 None

373. 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.

373.1 In respect of **DM/22/1203 – 10 Woodpecker Chase**, the applicant, Mr Devine, supported the proposal advising that it was a typical modest extension, with similar developments seen elsewhere in the area and that the builder's work locally had been to a high standard. He noted that the boundary fence was c3ft above the neighbours facing window and considered that the proposed extension would not cause any significant harm to light, thereby addressing DP 26. Mrs Devine questioned whether reviewing councillors had been to visit the location. The Chair explained that as a consultee, LPC is not the decision maker and typically reviewed proposals based on the plans, as these showed the material issues, only seeking to visit the site if matters were unclear or caused concern.

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Following a question from Cllr Stevens, the Chair confirmed that light is a material planning issue, citing the 45-degree test considered when applications are assessed. Cllr Plass noted that this proposal may perhaps fulfil the criteria for Permitted Development.

373.2 In respect of **DM/22/1376 – Boarsland, 72 High Street** committee members considered that they had no objection in principle to the building already completed but wanted to ensure that accurate plans were being considered. Recognising timing requirements, it was **agreed** that the Deputy Parish Clerk would investigate further and that a response should be submitted under the terms of the Temporary Delegated Authority to meet the relevant response deadlines.

374. 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.

374.1 The Deputy Parish clerk advised that MSDC has given permission for the fence changes at 3 The Glebe to which LPC had objected.

375. Cycleways – Update

375.1 Cllr Grace advised that the SHLAT group continued to be active and recently had engaged with Cllr Norman Webster, MSDC Cabinet member for Community, and Cllr Joy Dennis, WSCC Cabinet Member for Highways and Transport, both of whom expressed interest in the groups proposals. Committee **noted** this update.

376. TRO Update

376.1 The Deputy Parish Clerk advised that the 'second' consultation was launched last week and closed on 10th June. Committee **noted** this update.

377. The Wilderness – proposed TRO to extend yellow lines

377.1 The Chair referred to the paper previously circulated to members, who **agreed** to support the TRO as outlined. The Chair noted that WSCC had now 'removed' the quota on TROs and as such supporting this request should have no bearing on others being considered.

378. Matters Arising.

378.1 None

The meeting closed at 20:34.

The next P&TC Meeting is scheduled for Tuesday 7th June 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
i	2022	1203	10	Woodpecker Chase	Proposed single storey rear extension with flat roof and roof lantern
<p>RESPONSE: The single storey extension proposed does not appear unreasonable however, it may have some impact on light reaching the neighbouring property at certain times of the year. Subject to the Planning Officer's satisfaction that any impact does not breach guidelines, Lindfield Parish council has no objections to the proposal.</p>					
ii	2022	1138	66	Meadow lane	Single-storey rear and side extension
<p>RESPONSE: Lindfield Parish Council has no objections to this application.</p>					
iii	2021	3695	Malling Priory / 88	High Street	Demolition of existing summer house, erection of single storey rear extension and internal alterations to outbuilding. AMENDED PLANS received 19/04/2022 revising design/fenestration to rear extension.
<p>RESPONSE: Lindfield Parish Council has no objections to this application provided that the outbuilding shall be occupied solely for purposes incidental to the occupation and enjoyment of Malling Priory, 88 High Street as a dwelling house and shall not be used as a separate unit of accommodation.</p>					
iv	2021	3697	Malling Priory / 88	High Street	Demolition of existing summer house, erection of single storey rear extension and internal alterations to outbuilding. AMENDED PLANS received 19/04/2022 revising design/fenestration to rear extension.
<p>RESPONSE: Lindfield Parish Council has no objections to this application provided that the LPA's Conservation Officer is satisfied that both internal and external changes do not compromise the listed elements or affect the setting of the main house in accordance with DP34.</p>					
v	2022	1224	Quince Tree Cottage / 10	Francis Road	External alterations to add side entrance door, Crittall double glazed metal windows (to match original) and front porch canopy to house, to include replacing former drive brick piers with new gate and picket fence to front with associated works including relocating shed
<p>RESPONSE: Lindfield Parish Council has no objections to this application.</p>					

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vi	2021	3693	Malling Priory / 88	High Street	First floor rear extension with internal alterations. AMENDED PLANS received 19/4/2022 changing the first floor rear extension to a projecting full length bay.
RESPONSE: Lindfield Parish Council has no objections to this application provided that the LPA's Conservation Officer is satisfied that both internal and external changes do not compromise the listed elements or affect the setting of the main house in accordance with DP34.					
vii	2021	3691	Malling Priory / 88	High Street	First floor rear extension with internal alterations. AMENDED PLANS received 19/4/2022 changing the first floor rear extension to a projecting full length bay.
RESPONSE: Lindfield Parish Council has no objections to this application.					
viii	2022	0863	56	Finches Gardens	Rear single storey extension and front single storey porch and toilet extension.
RESPONSE: Lindfield Parish Council has no objections to this application, subject to materials matching existing.					
ix	2022	1257	Wincote / 63	High Street	Change windows, doors and internal works
RESPONSE: Lindfield Parish Council has no objections to this application, subject to the LPA's Conservation Officer's satisfaction that the changes will not negatively affect the Listed Building status.					
x	2022	1268	43	Backwoods Lane	Proposed loft conversion into habitable space. The existing roof is to be extended to a gable end with a flat roof dormer to the rear pitch.
RESPONSE: Lindfield Parish Council has no objections to this application, subject to materials matching existing.					
xi	2022	1190	12	Denmans Close	Single storey garden room side extension
RESPONSE: Lindfield Parish Council notes that a new application has since been submitted with amended plans (12/5) and will comment on that in line with the new applications expiry dates					
xii	2022	1302	Lime Tree Cottage	Chaloner Road	Proposed single storey extension with roof light. relocating existing front door
RESPONSE: Lindfield Parish Council has no objections to this application, subject to materials matching existing.					

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xiii	2022	1376	Boarsland / 72	High Street	Retrospective application for detached garage/studio annexe outbuilding
<p>RESPONSE: Note this response was agreed after the meeting under the terms of the Temporary Delegated Authority approved by P&TC 5/10/21</p> <p>The construction of this property with variances to the approved planning application leaves some concerns over the efficacy of the information provided in this latest application. For example, the latest plans still appear to show horizontal glazing bars, which are not present externally in the units currently installed.</p> <p>On the assumption that the Planning Officer finds the application to be substantially accurate, Lindfield Parish Council (LPC) has no objection to the building now in place. However, LPC seeks that the garage door be constructed of wood as detailed in Condition 3 of MSDC's Permission dated 14 Jul 2021 and the that the windows be replaced with "Timber Regency All Bar Sash Units" or similar, as specified in the previously approved application. This is intended to ensure that the quality of the scheme is fitting for a structure within the curtilage of a listed building in Lindfield's conservation area, thereby addressing policies DP26, DP 34 and DP 35 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.</p>					
xiv	2022	1403	South Malling Cottage	Lewes Road	Replace existing aluminium double glazed sash windows set in original timber sash window boxes with new slim line timber sash windows
<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>					