

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday 7th June 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
Mr J Stevens
Mrs V Upton
Mr C Wood*
Mr I Wilson
* Denotes absent from meeting

In attendance: Lindfield Preservation Society (LPS)
Mr D Parsons (Deputy Parish Clerk)

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

379. Apologies

379.1 Apologies from Cllrs Grace and Wood were received, and the reasons accepted.

380. Declarations of Interest

380.1 Cllr Blunden advised that for Planning Application DM/22/1599 (Appendix One, Item ix) he would leave the room, as the application related to a neighbour's property located on the same road.

381. Approval of Minutes

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

382. Questions/comments from members of the public

382.1 None

383. 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.

383.1 In respect of Appendix One, item v, **DM/22/1496 – 40 Barncroft Drive**, Committee raised concerns over the impact on parking, noting that the roads in this development were quite narrow, limiting parking opportunities. Committee **agreed** that the Deputy Parish Clerk should investigate the parking issues and word the response accordingly.

383.2 Cllr Blunden left the meeting when Appendix One, item ix **DM/22/1599 – The Pondcroft, Pondcroft Road** was considered. LPS advised that they considered that the principle of the application was not contentious and subject to minor modifications which MSDC could address, they had no further comments to make.

383.3 Cllr Plass stated that the plans would appear to be a great improvement on the existing layout, but he was very aware of the property being in the Conservation Area and that any changes will impact on the iconic view of the pond and its surroundings. Some members were concerned at the potential 'opening of the floodgates' and whether the proposal should be fought. Cllr Plass felt that MSDC's Conservation Officer should be relied upon to ensure that nothing detrimental would be allowed, noting that replacing the current flat roofs should result in a nicer, more symmetrical property.

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383.4 Cllr Hersey suggested that the Committee make its views clear to the Conservation Officer, not objecting but seeking to ensure that the visual impact on the Conservation Area was better than the existing structure. Committee **agreed** this approach.

384. 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.

384.1 None.

385. Cycleways – Update

385.1 Cllr Plass noted that the work of this group was ongoing and that the project appeared to be inching its way forward. Committee **noted** this update

386. TRO Update

386.1 The Deputy Parish Clerk advised that the 'second' consultation closes on Friday 10th June and that to date no material issues had been raised. Committee **noted** this update.

387. Matters Arising.

387.1 None

The meeting closed at 20:25.

The **next P&TC Meeting is scheduled for Tuesday 28th June 2022**
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 | 1503 | 29 | Finches Gardens | Hornbeam - Repollard |
| RESPONSE: Lindfield Parish Council has no objections to this application. | | | | | |
| ii | 2022 | 1520 | Caldicote / 103 | High Street | 1x Lime Tree - Pollard to a height of 6m |
| RESPONSE: Lindfield Parish Council has no objections to this application. | | | | | |
| iii | 2022 | 1190 | 12 | Denmans Close | Single storey garden room side extension (Amended plans received 12.05.2022) |
| RESPONSE: Lindfield Parish Council considers that its response to the previous application DM/21/4029 remains apposite, notwithstanding the slight changes seen in this latest proposal | | | | | |
| iv | 2022 | 1473 | Meadway | Lewes Road | Demolition of existing garage replaced by single storey kitchen and living space extension with landscaping and garden seating area |
| RESPONSE: . Lindfield Parish Council has no objections to this application. | | | | | |
| v | 2022 | 1496 | 40 | Barncroft Drive | Single storey front extension to front of garage |
| RESPONSE: Lindfield Parish Council objects to this application, being concerned that the loss of the garage parking space combined with the shortening of the driveway reduces the parking availability for the property below WSCC's Parking Guidance Levels for Residential Developments and may lead to increased street parking. It appears that the proposed additional parking space may also impact on an existing tree, although this is not clear from the application submitted. | | | | | |
| vi | 2022 | 1582 | 46 | Noahs Ark Lane | (T1) Oak - Crown reduce by 20m |
| RESPONSE: Lindfield Parish Council (LPC) has no objections to this application, subject to MSDC's Tree Officer's satisfaction with the scale of the reduction. LPC notes that the application form on MSDC's Online Public Register does not appear to show any reason for the works. | | | | | |
| vii | 2022 | 1625 | 171 | High Street | Discharge of condition 2 relating to DM/22/0849 |
| RESPONSE: No longer required as technical issue approved by MSDC. | | | | | |
| viii | 2022 | 287 | Boundary Cottage / 1A | Backwoods Close | Two storey rear extension and front infill to an existing detached house (Amended plans received 24.05.2022) |
| RESPONSE: Lindfield Parish Council has no objections to this application subject to matching materials being used and the Conservation Officer's satisfaction that the issues raised in her email dated 24 March 2022 have been satisfactorily addressed. | | | | | |

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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 |
|--|-----------------------|----------------|-----------------------|----------------|--|
| ix | 2022 | 1599 | The Pondcroft | Pondcroft Road | Garage conversion, removal of kitchen porch and first floor extension above existing flat roof on North side. Addition of roof lantern to existing flat roof extension and new window with internal alterations to South side. |
| <p>RESPONSE: Lindfield Parish Council has no objections to the principle of this application; however, it is acutely aware that this property's location is extremely prominent in the Conservation Area and the iconic views around Lindfield Pond. Accordingly, it is critical that MSDC's Conservation Officer is entirely satisfied that all elements of the proposal contribute positively to its situation.</p> <p>Further, noting the narrow access to the site, that an effective and comprehensive Construction Management Plan, addressing <i>inter alia</i> contractors and delivery vehicles, material storage and access for residents, alongside safe routes for parents and children from the local schools, is put in place and adhered to.</p> | | | | | |
| x | 2022 | 1302 | Lime Tree Cottage | Chaloner Road | Proposed single storey extension with roof light. relocating existing front door, to patio the remainder of the garden, replace all windows and roof repairs. (amended plans and amended description received 24/05) |
| <p>RESPONSE: Lindfield Parish Council has no objections to this application, subject to matching materials being used.</p> | | | | | |
| xi | 2022 | 1696 | 4 | Pickers Green | Proposed replacement porch to front of property. |
| <p>RESPONSE: Lindfield Parish Council has no objections to this application, subject to matching materials being used.</p> | | | | | |
| xii | 2022 | 1137 | 22 | Pickers Green | (Amended Plans received 26.05.2022 and 27.05.2022) Single storey rear extension, first floor rear extension above existing ground floor, porch canopy and external alterations. |
| <p>RESPONSE: Lindfield Parish Council has no objections to this application, subject to matching materials being used.</p> | | | | | |
| xiii | 2022 | 1753 | 3 | High Street | Re-pollard Eucalyptus Tree (T1) at the lowest of the previous pollard points, which is 3-4 metres above ground level. |
| <p>RESPONSE: Lindfield Parish Council has no objections to this application, subject to works being undertaken in line with BS3998</p> | | | | | |
| xiv | 2022 | 1719 | 76 | Meadow Lane | Removal of existing garage and provision of single storey side/rear extension |
| <p>RESPONSE: Lindfield Parish Council has no objections to this application, subject to matching materials being used.</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> | | | | | |