

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday 19th July 2022 in the King Edward Hall, Lindfield.

P&TC Members:

Parish Councillors: Mr R Plass (Chair)*
Mrs M Hersey (Vice- Chair – Chair for this meeting)
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: 8 Members of the public
Mr D Parsons (Deputy Parish Clerk)

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

400. Apologies

400.1 Apologies from Cllrs Upton and Plass were received, and the reasons accepted.

401. Declarations of Interest

401.1 Cllr Blunden stated that he would not discuss or vote on Item 404.1 / Appendix One, ii, as he was involved in an unrelated dispute with the applicant.

402. Approval of Minutes

402.1 The Deputy Parish Clerk Chair advised that the Chair of the previous meeting had not had the chance to comment on the draft Minutes of the Planning and Traffic Committee meeting held on 28th June 2022 but that this would be addressed within the required timescales. Committee **noted** the position.

403. Questions/comments from members of the public

403.1 None

404. 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.

404.1 In respect of **DM/22/1307, Land at rear of 67 Sunte Avenue** the Chair noted that this was back land development on a brownfield site and needed to take careful consideration of the requirements of DP 26, especially with regards to its impact on neighbouring properties. Cllr Grace commented that a lower-level proposal would be more acceptable

404.2 Nearby residents joined the meeting and advised that their objections had been sent to MSDC and summarised concerns over the narrow access, dangers to pedestrians and whether a likely six cars with the proposed properties would be able to pass within the site.

404.3 For **DM/22/2133, 65 High Street** Cllr Blunden expressed concerns over the proposed new gates on the access driveway where ownership seemed unclear and the potential impact on the other freeholders who passed over the driveway. Cllr Hersey highlighted the need to consider the impact on the adjoining listed property.

Lindfield Parish Council

- 404.4 Cllr Matthews noted that for **DM/22/2140, Malling Priory** the latest application sees the extension grow significantly in size, such that it might no longer be subservient to the existing buildings, themselves within the curtilage of a listed property. Also that the plans refer to the removal of a tree but no detail appears to be provided within the application.
- 405. 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.**
- 405.1 None.
- 406. Outstanding Action Points**
- 406.1 The Deputy Parish Clerk (DPC) referenced the previously circulated paper, which was **noted** by Committee.
- 407. Lindfield Society Article 4 Update**
- 407.1 Committee **noted** the previously circulated paper
- 408. Cycleways Update**
- 408.1 Cllr Grace advised that the group was considering applying for support under the Community Highways Scheme and any other options which may be available. Committee **noted** the position.
- 409. TRO**
- 409.1 The DPC advised that the Council's consultant has updated their report, and this would be discussed with the Working Group shortly. Committee **noted** this update.
- 410. Black Hill Parking**
- 410.1 The DPC advised that Cllr Garry Wall had now indicated his support for the TRO application, which would be submitted to WSCC. Committee **noted** this update.
- 411. Proposed TRO for Backwoods Close**
- 411.1 Following on from the paper circulated to Committee, Mr Brooker (one of four residents who attended the meeting) outlined the neighbours' concerns and Cllr Wall's support for the proposed yellow lines in Backwoods Close. Cllr Blunden and Woods indicated their support and Cllr Grace questioned the residents as to the level of neighbours' support, which was advised as all but one neighbour. The attendees noting that all residents had driveways to enable off road parking and that there were car parks within a short distance of the Close. Committee **agreed** to support the application.
- 412. Matters Arising.**
- 412.1 None

The meeting closed at 20:32.

**The next P&TC Meeting is scheduled for Tuesday 9th August 2022
at 8pm in the King Edward Hall.**

Lindfield Parish Council

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	1787	25	Summerhill Grange	Group of x5 Sycamores - reduction of overall crown by no more than 4 metres, x2 Sycamores leaning on boundary fence - fell. Laurel trees- shaped with crown reduction of no more than 1 metre.
RESPONSE: Lindfield Parish Council has no objections to this application.					
ii	2022	1307	Land at rear of 67	Sunte Avenue	Proposed pair of 4 bed semi-detached dwellings at land r/o 67 Sunte Avenue.
RESPONSE: Recognising both the precedents set historically, alongside current policy, Lindfield Parish Council (LPC) objects to this latest unsuitable proposal for this site. It is perhaps worth considering the previous applications for this site and LPC's responses, specifically; 11/00889/FUL, 11/02624/FUL, and 14/03955/FUL. In summary, LPC recognises that as a 'brown field' (ex-builders' yard) site it is very suitable for small scale housing development but that this needs to be undertaken appropriately. Such development should respect the requirements of DP26 and the Area of Townscape Character (AoTC) designation within the Lindfield and Lindfield Rural Neighbourhood Plan. The latest proposals for two semi-detached houses conflict with policy requirements in respect of "...the character and scale of the surrounding buildings and landscape "...as well as "does not cause significant harm to the amenities of existing nearby residents..." recognising the impact on the bungalows in Chestnut Close, at the rear of the site. The previous applications mentioned saw the initial application for semi-detached houses withdrawn, followed by two reduced scale proposals being approved, as they better respected the location and neighbouring properties. It is obviously important that any development is constructed recognising the AoTC and uses appropriate matching materials. Further, access to this site is quite tight and LPC would ask that the Highways Authority carefully consider whether the proposals meet the appropriate standards, in particular the number of spaces being provided for the proposed properties, the ability of vehicles to turn around within the site when all spaces are occupied and re-join the highway safely travelling forwards, as well as the safety of pedestrians and other road users.					
iii	2022	1702	Lime Tree Cottage	Chaloner Road	Acer Negundo - Crown Thin by 40%
RESPONSE: Lindfield Parish Council does not object to the application but notes that no clear reason is given for the proposed works.					
iv	2022	1719	76	Meadow Lane	Removal of existing garage and provision of single storey side/rear extension. Amended plans received 06.07.2022 to correctly show dwellinghouse and extension as built.
RESPONSE: Lindfield Parish Council has no objections to this application.					

Lindfield Parish Council

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Item	MSDC Application Year	MSDC Reference	PROPERTY NAME/ NUMBER	STREET	PROPOSAL
v	2022	2081	60	Newton Road	Construction of a two-storey side extension to match the existing house.
RESPONSE: Lindfield Parish Council has no objections to this application but would endorse the use of matching brickwork					
vi	2022	2133	65	High Street	Demolition of the existing Bakehouse and detached garage buildings. Construction of a new detached building to form a retail shop premises (site remaining within Use Class E), along with associated hard and soft landscaping works, to include 2No. sets of gates, including one pair across the existing shared driveway
RESPONSE: Lindfield Parish Council has no objections to the principle of this proposal and, indeed, is pleased that this latest application should contribute to the vitality of the High Street rather than be lost to residential use as was previously proposed. However, the plans allude to new gates without providing substantive detail and it is important that the designs are carefully considered recognising the site's situation within the High Street Conservation Area and within the curtilage of an adjoining Listed Building, ensuring that the requirements of DP 26 and DP 34 are properly addressed. One of the gates proposed will be positioned in the access drive for other properties, where ownership is unclear, it is obviously important that appropriate consultation and agreement is reached with all relevant parties before installing such.					
vii	2022	2140	Malling Priory / 88	High Street	Demolition of the summer house. Fenestration alterations to existing garage and construction of a single storey extension to form a gym and fitness building, with associated hard and soft landscaping. Alterations to the existing entrance to the garage and a proposed porch over new entrance with Internal alterations.
RESPONSE: Lindfield Parish Council (LPC) has no objections to the internal and external alterations to the garage but is concerned that the size of the single storey extension has considerably increased in size. Accordingly, LPC would reiterate its responses to the previous applications DM/21/3695 & 3697, that MSDC's conservation Officer be satisfied that the proposals do not compromise the listed elements or affect the setting of the main house in accordance with DP34 and 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. Further, Drawing PL003 references the removal of a tree, although this is not shown in the application form and should be clarified.					
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)					