

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday 9th August 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 Society
Mr D Parsons (Deputy Parish Clerk)

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

413. Apologies

413.1 Apologies from Cllrs Upton, Matthews, Leach and Blunden were received, and the reasons accepted.

414. Declarations of Interest

414.1 None.

415. Approval of Minutes

415.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meetings held on 28th June and 19th July 2022 had previously been circulated and sought any members comments. Committee **agreed** that the Chair should sign the Minutes as a true record of those meetings.

416. Questions/comments from members of the public

416.1 None

417. 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 the Lindfield Society (LS) had no comments, or their view was 'No objection' this is not recorded.

417.1 In respect of **DM/22/1056 Milton House, Black Hill** the Chair observed that the treatment of changes such as Solar PV within the conservation area was in danger of becoming a 'grey area,' even if an individual change could be viewed as 'blending in.' Considering that changes to the roofline should not be acceptable, to avoid the danger of 'creep' over time. Cllr Grace mentioned that she had been to observe the location and considered that the panel area was quite big, whether or not it was viewed as blending in. Committee **agreed** that the previous objection should be reiterated, with Cllr Wood abstaining.

418. 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.

418.1 The Deputy Parish Clerk advised that MSDC had made Tree Preservation Orders on two Plane trees occupying amenity land between Hickmans Lane and The Welkin, which may impact on the proposed nearby development currently being considered by MSDC's Planning Officers.

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419. National Development Management Policy

419.1 In the light of the report for this item, Committee **agreed** that LPC should write to Mims Davies, MP, expressing concerns over the potential for the proposed National Development Management Policies could in future be changed by government without any local input and be binding on Local Planning Authorities.

420. Additional bollards on south side of Lewes Road/High Street junction

420.1 Having considered the report for this item, Committee **noted** WSCC's proposal to fit a bollard outside Pear Tree Cottage at the junction of the Lewes Road and Lindfield High Street and considered that ideally this should be three bollards to properly 'protect' the pavement at this location. Committee also were keen to ensure that the householder was on board with such proposals.

421. Tree Wardens

421.1 Committee **agreed** that the absence of a Tree Warden was not substantially detrimental to their ability to comment on Planning Applications and that no further recruitment action should be undertaken. Committee considered that it would be useful to have a brief 'Tree' policy to guide future comments.

422. Speed Indicator Devices (SIDs)

422.1 Committee **agreed** that a small Working Group (comprising the Chair, Cllr Wood and the Deputy Parish Clerk) should be set up to investigate the purchase of further SIDs within available budgetary constraints, reporting to the Planning & Traffic Committee. Committee also **agreed** that an appropriate 'Ladder Collar' should be purchased to ensure the safe working of the Village Orderly when installing the devices.

423. Real Time Passenger Information / Bus Signs

423.1 Committee **agreed** that a small Working Group (comprising the Vice-Chair, Cllr Stevens and the Deputy Parish Clerk) should be set up to investigate suitable devices pending clarification of funding sources.

424. Outstanding Action Points

424.1 Committee **noted** that the completion of Action Points presented in the report.

425. Cycleways Update

425.1 None.

426. TRO

The Deputy Parish Clerk advised that the consultation report's wording had been agreed and that in the first instance, next steps would be referred to the TRO Working Group. Committee **noted** the position.

427. Matters Arising.

427.1 None

The meeting closed at 20:50.

The next P&TC Meeting is scheduled for Tuesday 30th August 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	2209	16	Portsmouth Wood Close	T1 Ash multi-stem - fell to ground as it is in severe decline form ash dieback.
RESPONSE: Lindfield Parish Council has no objections to this application.					
ii	2022	1497	40	Barncroft Drive	Garage conversion and single storey rear extension to create a more usable family living space and kitchen/dining room. Loft conversion to add a bedroom with ensuite. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.
RESPONSE: As this is a request for a Lawful Development Certificate, Lindfield Parish Council can only comment that there are no reasons for legal, valid objections as far as we are aware.					
iii	2022	2247	Chieveley	Black Hill	T1- Lime tree, crown raise tree to 3 metres over pavement and drive, and to 5 metres overall
RESPONSE: Lindfield Parish Council has no objections to this application.					
iv	2022	1056	Milton House	Black Hill	Proposed replacement two storey rear extension (as approved under application DM/21/0485) to include PV panels on the eastern roof slope. Additional supporting information received 13.07.2022 and 19.07.2022 regarding proposed PV panels.
RESPONSE: Lindfield Parish Council considers that its response dated 29/4/22 remains apposite.					
v	2022	2297	24	Chestnuts Close	Extension and internal alterations to existing bedroom to form a study
RESPONSE: Lindfield Parish Council has no objections to this application, subject to materials matching existing					

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Item	MSDC Application Year	MSDC Reference	PROPERTY NAME/ NUMBER	STREET	PROPOSAL
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 2 No. sets of gates, including one pair across the existing shared driveway
RESPONSE: Lindfield Parish Council considers that its response dated 21/7/22 remains apposite.					
vii	2022	2346	83	Sunte Avenue	Part first floor and part two storey extension to the side, single storey extension to the rear and garage conversion.
RESPONSE: None – application made invalid by MSDC since it was included on the agenda.					
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)					