

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday **30th 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**.

428. Apologies

428.1 Apologies from Cllrs Leach, Upton, Blunden, Wood, and Hersey.

429. Declarations of Interest

429.1 None.

430. Approval of Minutes

430.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 9th August 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.

431. Questions/comments from members of the public

431.1 None

432. 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.

432.1 In respect of **DM/22/2216/7 Malling Priory, 88 High Street**, the Chair stated that he saw no objection to the proposal subject to the views of MSDC's Conservation Officer. Cllr Grace noted that the new extension would be visible from the High Street when the property's gates were open. Cllr Matthews observed that the Lindfield Society had not provided any views on the proposal. Committee **agreed** that no objections should be submitted, subject to the views of MSDC's Conservation Officer given the property's location and listed status.

432.2 For **DM/22/1497 40 Barncroft Drive**, the Chair was concerned that this Lawful Development Certificate (LDC) approach was being used to get around the need for a planning application. He considered that this seemed entirely inappropriate, as it would have the same effect of losing parking provision through the conversion of the garage (in a location where parking is at a premium) as the previous proposal on this site, to which LPC objected. Committee **agreed** that they shared the Planning Officer's concerns that the proposal did not fit an LDC approach, noting the original planning requirement for such parking areas to be provided before the dwellings were occupied, and objected accordingly.

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433. 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.

The Deputy Parish Clerk advised Committee that the following planning determinations were of note:-

- 433.1 **DM/21/4276 and Appeal APP/D380)/D/22/3294595 – 46 Denmans Lane**, to which LPC had not objected, where MSDC had refused first floor extensions and loft conversion as not being subservient to the original dwelling and causing significant harm for the amenity of the occupants of the neighbouring property. The appeal against this refusal was dismissed, focussing on the position of the proposed bathroom windows 2.5m directly opposite an existing bedroom window, as being intrusive and unacceptably harming the living conditions of the neighbouring property.
- 433.2 **DM/22/1056 – Milton House Black Hill**, where LPC had objected to the proposed solar panels. MSDC had granted planning permission.
- 433.3 **DM/22/1599 – The Pondcroft, Pondcroft Road** where LPC were concerned an effective construction management plan should be put in place. MSDC's planning permission included the requirement for an effective plan for temporary parking and materials storage to be agreed.
- 433.4 Committee **noted** these decisions.

434. Treatment of 'Lawful Development Certificate' (LDC) Planning Applications

- 434.1 In the light of the report for this item, Committee **agreed** that in future LDC Planning Applications will be listed on meeting agendas but not allocated to Councillors for review and that no response to MSDC will normally be provided. On the exceptional occasion that Committee considers that a response is required, this can still be agreed at the relevant P&TC meeting.

435. Outstanding Action Points

- 435.1 Committee **noted** the status of the six outstanding Action Points detailed in the report for this item.

436. Cycleways Update

- 436.1 No developments reported.

437. Matters Arising.

- 437.1 None

The meeting closed at 20:33.

The next P&TC Meeting is scheduled for Tuesday 20th September 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	2395	225	The Welkin	Replace conservatory with a single storey extension. (Amended application type 10.08.2022) 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: No response provided recognising MSDC issued an LDC Certificate on 28/8/22.					
ii	2022	1657	Ladywell	Black Hill	AMENDED DESCRIPTION: Replace existing conservatory with tiled pitched roof to match existing, replace existing pitched glazed roof to rear and new single storey rear extension. Extended raised patio area to the rear of the dwelling. Additional plans received 1/08/2022 and 4/08/2022 showing patio extension and privacy screen to western side of patio.
RESPONSE: Lindfield Parish Council has no objections to this application, subject to comments from MSDC's Conservation Officer.					
iii	2022	2389	Barrington House	Portsmouth Wood Close	Proposed widening of front facing garage window 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.					
iv	2022	2443	12	Fieldway	Loft conversion with rear dormer and two velux roof windows to the front 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.					

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v	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. (Amended plans received 04.08.2022)
RESPONSE: No response issued at 30/8/22 P&TC as subsequent amended application also on agenda					
vi	2022	2216	Malling Priory / 88	High Street	Demolition of the existing single-storey extension and replace with a new single-storey extension to the side elevation, with associated hard and soft landscaping works. Fenestration alterations and internal alterations to the ground floor.
RESPONSE: Lindfield Parish Council has no objections to this application, subject to comments from MSDC's Conservation Officer.					
vii	2022	2217	Malling Priory / 88	High Street	Demolition of the existing single-storey extension and replace with a new single-storey extension to the side elevation, with associated hard and soft landscaping works. Fenestration alterations and internal alterations to the ground floor.
RESPONSE: Lindfield Parish Council has no objections to this application, subject to comments from MSDC's Conservation Officer.					
viii	2022	2490	Hickmans Lane Pavillion	Hickmans Lane	Change of use from F2 Hall or meeting place to Sui Generis to include two use classes, Class F1 - Learning and non-residential institutions and Class F2 which comprises recreational uses including outdoor sports facilities and community halls (all formerly Class D2). Refurbishment, loft conversion and internal alterations to the existing sports pavilion
RESPONSE: Lindfield Parish Council has no objections to this application.					

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Item	MSDC Application Year	MSDC Reference	PROPERTY NAME/ NUMBER	STREET	PROPOSAL
ix	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, with addition of rear flat roofed dormer and 5 rooflights. 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.
<p>RESPONSE: Lindfield Parish Council (LPC) is concerned that this is a far more substantial proposal than previously proposed under the Householder Application DM/22/1496, which LPC objected to. Yet it is being considered as a 'LDC' despite having the same impact of losing the garage parking space, which it is understood was part of the original planning conditions for the development.</p> <p>Parking spaces are at a premium in this location and the 'salami slicing' of the original planning conditions to reduce parking provision appears entirely inappropriate. Consequently, LPC objects to the proposal in its current form.</p>					
x	2022	2571	Hollycroft	Hickmans Lane	Conifer tree (T1) and Sycamore tree (T2) - located on right hand side of driveway - complete removal.
<p>RESPONSE: Lindfield Parish Council has no objections to this application.</p>					
xi	2022	2133	65	High Street	Renovation and extending existing Bakehouse, demolition of exist garage and greenhouse. Construction of new extensions to form additional retail space (site remaining within Use Class E), along with associated hard and soft landscaping works to include 1no. set of gates. (Amended plans received 04.08.2022 and amended description 17.08.2022)
<p>RESPONSE: Lindfield Parish Council has no objections to the principle of this proposal and, indeed, is pleased that it should contribute to the vitality of the High Street, rather than be lost to residential use as was previously proposed on this site. Recognising the site's situation in the High Street Conservation Area and within the curtilage of an adjoining Listed Building, the proposed finishes and gates should be carefully considered in the light of comments from MSDC's Conservation Officer.</p>					

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Item	MSDC Application Year	MSDC Reference	PROPERTY NAME/ NUMBER	STREET	PROPOSAL
xii	2022	2569	Lynn Hatch / 31	High Street	Replace existing garage with larger garage and private workshop. Construction of a single storey rear extension, roof lights to rear main roof, new porch to serve rear entrance, gated entrances to both side accesses to the rear garden and installation of air source heat pump.
<p>RESPONSE: Lindfield Parish Council has no objections to this application, subject to the proposed workshop being for domestic, residential purposes and not operated as business premises.</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>					