

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday **25th April 2023** 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
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**.

537. Apologies

537.1 Apologies from Cllrs Hersey and Blunden were received and accepted.

538. Declarations of Interest

538.1 Cllr Mathews advised that she was friends with the owners of a property adjoining the application DM/2023/0671 Allens Wall, Blackhill (Item 541, Appendix One – Item 6)

539. Approval of Minutes

539.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 4th April 2023 had previously been circulated and sought any members comments. Committee **agreed** that the Chair should sign the Minutes as a true record of the meeting.

540. Questions/comments from members of the public

540.1 None.

541. 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.

541.1 DM/23/0671 Allens Wall, Black Hill – proposed replacement dwelling. The Chair noted that there had been several previous proposals at this location and whilst the site is not the easiest to access, it is adjacent to the Conservation Area. Cllr Grace expressed concern at the precedent which might be created should the development in its current form be allowed. The Chair and Cllr Upton noting that this latest design was slightly lower than some of those seen before, with grass roofs to soften its impact. Members **agreed** that it was not however appropriate for this location.

542. To receive reports on any significant planning decisions or issues made by MSDC, West Sussex County Council (WSCC) or other authority for consideration and to agree any further action which may need to be taken before the next scheduled meeting.

542.1 There were no items to report.

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543. TRO Update

The Deputy Parish Clerk advised:

543.1 **Backwoods Close** –a complaint had been received from residents' following Lindfield Parish Council's withdrawal of support for this proposal in February 2023. In response, the complainant was advised that, in accordance with LPC's governance, the issue could be reconsidered six months after the decision and an apology was given in respect of not updating the residents at the time the decision was made.

543.2 **Lewes Road** –West Sussex County Council (WSSC) had acknowledged the submission provided to them on 23rd March 2023 and advised that a response would be forthcoming once this had been assessed. According to the advised timescales the response is due by 4th May 2023. The Deputy Parish Clerk highlighted the communication from WSSC circulated last week advising the pressures currently being experienced by Highways and the condition of the county's roads.

543.3 **Black Hill** – WSSC's consultation period has ended, and an update is awaited.

543.4 Members **noted** the above developments.

544. Cycleways Update

544.1 The Deputy Parish Clerk advised that Lindfield Rural Parish Council (LRPC) are understood to have agreed to request that S106 monies from two development within that parish be 'allocated' towards the Scaynes Hill to Lindfield Active Travel (SHLAT) proposals. Pending sight of the agreed LRPC minute and any further proposal from SHLAT, LPC can consider its own approach.

545. Cllr Grace advised that SHLAT are due to meet on 16th May and are currently developing their feasibility report.

545.1 Members **noted** the current position.

546. Outstanding Action Points

Committee **noted** the current and closed matters. In respect of Agenda Item 504 31st January 2023, the Deputy Parish Clerk agreed to circulate the advisory notes from Historic England pending consideration of any future action following the imminent elections.

547. Matters Arising.

547.1 The Chair asked when the Real Time Passenger Information (RTPI - Bus Sign) is expected to be delivered and installed. The Deputy Parish Clerk advised that the most recent update from the manufacturer indicated the end of April.

547.2 The Chair also thanked members for their contribution to P&TC, as the committee with the highest number of meetings, considering 175 applications in the last year, as well as to the Deputy Parish Clerks who have supported the committee. Members thanked the Chair for his contribution in successfully guiding P&TC through many issues and wished him well as he retires at the forthcoming elections.

The meeting closed at 20:23.

The **next P&TC Meeting is scheduled for Tuesday 23rd May 2023**
at 8pm in the King Edward Hall.

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Appendix One – Responses to Planning Applications received from Mid Sussex District Council

Item	Year	Reference	Property	Street	Proposal
1	2023	0059	Wincote / 63	High Street	Installation of FINEO double glazed windows and doors to front and rear elevations (revised plans and revised description of development 28/03/23).
RESPONSE: Lindfield Parish Council has no objections subject to the MSDC Conservation Officer's satisfaction in the light of Historic England's comments.					
2	2023	0060	Wincote / 63	High Street	Installation of FINEO double glazed windows and doors to front and rear elevations (revised plans and revised description of development 28/03/23).
RESPONSE: Lindfield Parish Council has no objections subject to the MSDC Conservation Officer's satisfaction in the light of Historic England's comments.					
3	2023	0625	38	High Street	Proposed 2no. roof lights over existing kitchen, reconfiguration of internal partitions around kitchen/WC, drop existing window cill to create French doors to garden. Replace existing corner window and access door to garden with masonry and add glazed panel into existing timber panel front door.
RESPONSE: Lindfield Parish Council has no objections subject to Historic England's comments and the MSDC Conservation Officer's consideration accordingly.					
4	2023	0626	38	High Street	Proposed 2no. roof lights over existing kitchen, reconfiguration of internal partitions around kitchen/WC, drop existing window cill to create French doors to garden. Replace existing corner window and access door to garden with masonry and add glazed panel into existing timber panel front door.
RESPONSE: Lindfield Parish Council has no objections subject to Historic England's comments and the MSDC Conservation Officer's consideration accordingly.					
5	2023	0647	21	Portsmouth Wood Close	First floor extension over existing double garage and utility and single storey, ground floor side extension plus reduction to crown of tree with TPO.
RESPONSE: Lindfield Parish Council has no objections to this application.					
6	2023	0671	Allens Wall	Black Hill	Demolition of existing dwelling, garage and outbuildings. Construction of replacement dwelling with attached garage and store.
RESPONSE: Lindfield Parish Council is concerned that the proposed contemporary building will impact on views both into and out of the Conservation Area, contrary to DP 35. Accordingly, LPC objects to the current proposal but would anticipate that a more considered design could address its concerns.					

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Item	Year	Reference	Property	Street	Proposal
7	2023	0782	Lime Tree Cottage	Chaloner Road	Replace existing windows and installation of new patio area.
RESPONSE: Lindfield Parish Council has no objections to this application.					
8	2023	0907	The Toll House / 56	High Street	Proposal is to reconfigure the rear modern ground floor layout and minor amendments throughout the property, such as insulation, removal of modern breeze block wall and restoration of the main fireplace
RESPONSE: Lindfield Parish Council (LPC) has no objections to this application, subject to the MSDC Conservation Officer's views. LPC requests that an appropriate Traffic Management Plan be put in place recognising the property's prominent position on the High Street. In particular to ensure that contractors' vehicles and materials do not monopolise highway space to the detriment of pedestrians, shoppers' vehicles and other traffic negotiating the road.					
9	2023	0908	The Toll House / 57	High Street	Proposal is to reconfigure the rear modern ground floor layout and minor amendments throughout the property, such as insulation, removal of modern breeze block wall and restoration of the main fireplace
RESPONSE: Lindfield Parish Council (LPC) has no objections to this application, subject to the MSDC Conservation Officer's views. LPC requests that an appropriate Traffic Management Plan be put in place recognising the property's prominent position on the High Street. In particular to ensure that contractors' vehicles and materials do not monopolise highway space to the detriment of pedestrians, shoppers' vehicles and other traffic negotiating the road.					
10	2023	0915	48	Brookway	Proposed single storey side extension with mono pitch roof using existing services 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 submitted					
11	2023	0962	Linden / 9	Summerhill Drive	Proposed single storey extensions to north (front), east and south (rear) elevations. Proposed two storey extensions to north (front), west and south (rear) elevations. Reconstruct existing dormer to north (front) elevation. (Renewal of Approval DM/20/1041)
RESPONSE: Lindfield Parish Council has no objections to this application.					
12	2023	0975	18	Finches Gardens	T1 English Oak tree - Remove dying northerly limb back to main stem, remove lowest limb in westerly direction back to 1m from stem and deduce overall canopy by 2m.
RESPONSE: Lindfield Parish Council has no objections to this application.					

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Item	Year	Reference	Property	Street	Proposal
13	2023	0964	38	Sunte Avenue	New side extension; new side facing rooflight; revised fenestration to existing side extension.
RESPONSE: Lindfield Parish Council has no objections to this application.					
14	2023	0965	38	Sunte Avenue	New rear dormer and front facing 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.
RESPONSE: no response submitted					
15	2023	0994	Trees On Green Between	Finches Gardens And Finches Lane	Please see tree report within application form.
RESPONSE: Lindfield Parish Council has no objections to this application.					

Notes:

1. Lawful Development Certificate (LDC) applications - no response will normally be provided.
2. 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)