

Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE (PTTC)** meeting held on Tuesday 20th February 2024 in the King Edward Hall, Lindfield.

PTTC Members:

Parish Councillors: Mrs V Upton (Chair)
Mrs A Matthews (Vice-Chair)
Mrs A Beecroft
Mr W Blunden
Mrs I Burns
Mrs L Grace
Mr S Nisbett
Mr T Webster
Mr I Wilson*
Mr D Woolley
* Denotes absence from the meeting

In attendance: Mr D Parsons (Deputy Parish Clerk)

Two members of the public

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

147. Apologies

147.1 Apologies from Cllr Wilson were received and accepted.

148. Declarations of Interest

148.1 None.

149. Approval of Minutes

149.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 30th January 2024 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.

150. Questions/comments from members of the public

150.1 None.

151. Proposed development on Land at Scamps Hill

151.1 This item was brought forward from the agenda order as one of the members of the public had attended for this reason.

151.2 The Deputy Parish Clerk summarised the report previously circulated to members and the recommendation that no response should be provided to the developer's consultation. The member of the public advised that he had previously attended the meeting of Lindfield Rural Parish Council, which had decided not to respond to the consultation, and considered it appropriate that LPC should not respond either.

151.3 Committee **agreed** not to provide any response to the developer's consultation.

151.4 The member of the public then left the meeting.

152. Planning Applications and other matters referred to the Parish Council by Mid Sussex District Council (MSDC), West Sussex County Council (WSCC) 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).

152.1 **DM/23/1962 & 1963 Wincote, 63 High Street Lindfield** This item was brought forward from the agenda order as one of the members of the public (the applicant) had attended for this reason.

152.2 The applicant thanked the Parish Council for considering this item yet again, as it had been the subject of much correspondence between the applicant and MSDC. The applicant expressed their frustration at MSDC's approach and the resistance to allow double glazing in the property. A sample of the currently proposed product was shown to members, during which time the applicant explained that this latest product had eight times less micro pillars than the originally proposed units, and in most light conditions, that the micro pillars can't be seen other than very

Lindfield Parish Council

close up. Cllr Woolley stated that he didn't understand why double glazing was not being allowed, with Cllr Beecroft noting the importance of historic houses continuing to be used rather than being left to deteriorate, if restrictions on bringing their accommodation towards modern standards were too onerous.

- 152.3 Committee **agreed** not to object to the proposal, subject to the satisfaction of MSDC's Conservation Officer and Historic England that the units now being proposed were suitable. The applicant left the meeting after this item.
153. **DM/24/0265 29 High Street** – various extensions and roof alterations. Cllr Webster noted that this was one of a pair of houses whose outward appearance mirror each other and that the proposed dormer would result in an unbalanced street view. Cllr Burns agreed that the proposal would look odd and was inappropriate in the conservation area. Committee **agreed** to object to the current proposal.
154. **To receive reports on any significant planning decisions or issues** made by MSDC, WSCC or other authority for consideration and to agree any further action which may need to be taken before the next scheduled meeting.
- 154.1 None reported.
155. **Report on any issues addressed under the councils Scheme of Delegation** and to consider further action required, if any.
- 155.1 None reported.
156. **District Plan** (Regulation 19 Consultation response due 23rd February 2024)
- 156.1 In the light of the report previously circulated to members, Cllr Wooley observed that whilst he agreed with the comments provided, they were not appropriate to the current Regulation 19 consultation (advising that they should have been made at the Regulation 18 consultation) which is focussed on whether the plan is legal and sound. Cllr Matthews agreed, notwithstanding the absence of a policy dealing with developers who underdeliver on their approved plans for affordable housing, housing mix and infrastructure. Cllr Beecroft concurred but also observed that with the Old Summerhill and Tavistock site's future still unclear, alongside wider infrastructure considerations, that it would be appropriate to provide a response to MSDC. Cllr Webster expressed his concerns that MSDC were not appropriately tracking developers' adherence to construction management plans and that local enhancements detailed in site plans would not actually be delivered.
- 156.2 Committee **agreed** that a response should be provided to MSDC addressing the main themes of its concerns (that any new plan was effective in controlling development, improvements to infrastructure, that developers delivered what was agreed, and that this was effectively monitored by MSDC. Further, that MSDC should be seeking to reduce proposed housing delivery numbers.) Given the response deadline, it was also **agreed** that this would be drafted by the Deputy Parish Clerk under the Delegated Authority, having consulted with the Chair and Vice Chair of PTTC.
157. **Lewes Road TRO**
- 157.1 Further to the previous PTTC meeting members were advised that the council's website and Facebook had been updated with the announcement that the TRO had been rejected by WSCC. The Chair and Deputy Parish Clerk met with officers from WSCC earlier in the day and that a report would be provided to the next PTTC meeting. Committee **noted** these developments.
158. **Outstanding Action Points**
- 158.1 Committee **noted** the current outstanding items.
159. **Matters Arising** (for noting or deferral to a future meeting only)
- 159.1 Cllr Grace sought that a future agenda considered re-advertising the position of Tree Warden and reviewing the current Tree Policy.

The meeting closed at **20:55**.

The **Planning, Transport and Traffic Committee next meets on Tuesday 12th March 2024**
at 8pm in the King Edward Hall.

Lindfield Parish Council

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

Item	Year	Reference	Property	Street	Proposal
1	2024	0152	26	Hickmans Lane	Proposed single storey rear extension. 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					
2	2024	2934	1	The Chestnuts	Two storey side and rear extension, replace rear dormer window with two new dormers, new front porch, replace existing windows, re-roofing and external alterations. Amended plans received 29.01.2024 showing design amendments to the extension and rear dormers, inclusion of a new Maple tree and widened car parking space in front garden.
Response: Lindfield Parish Council has no objections to this application.					
3	0087	Truffle House / 101	High Street	<i>New rear single storey flat roof extension with roof lantern. Part retrospective</i>	See revised application – item 11 below
Response: None - See revised application – item 11 below					
4	2024	0166	37A	Sunte Avenue	Change of use from a workshop to a 2 bedroom dwelling with associated car parking for 2 spaces.
Response: Lindfield Parish Council has no objection to the principle of this application but considers it to be important that the wide range of issues already identified (including the concerns of the Fire and Rescue Service, boundary clarification, Construction Environmental Management Plan, and appropriate contamination management) are fully addressed and monitored as necessary.					
5	2024	0231	Oakley House / 15	High Street	(T1) Beech Tree - Fell
Response: Lindfield Parish Council has no objections to this application subject to a suitable replacement tree being planted.					

Lindfield Parish Council

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

Item	Year	Reference	Property	Street	Proposal
6	2024	0265	29	High Street	Demolition of existing single storey rear/ side extension and construction of rear single storey extension, first floor infill extension. Formation of second floor through construction of dormer to front elevation, roof alterations to rear, installation of conservation rooflight and associated internal alterations.
Response: Lindfield Parish Council objects to this application as the proposed dormer would significantly change the look of the building and in particular be inconsistent with the adjoining property, resulting in an unbalanced appearance between the two properties. Such being all the more inappropriate in the historic High Street Conservation Area.					
7	2024	0266	Lynn Hatch / 31	High Street	Variation of condition nos 2 and 3 relating to planning application DM/23/1264 - Cond. 2 revised drawings and Cond. 3 revised material schedule.
Response: Lindfield Parish Council has no objections to this application.					
8	2023	1962	Wincote / 63	High Street	Proposed new windows and doors on the front and rear elevation. Amended plans and documents received 30/01/2024 and 01/02/2024 showing Landvac Enhance glazing.
Response: Lindfield Parish Council has no objections to the principle of suitable double glazing subject to the satisfaction of Historic England and MSDC's Conservation Officer that the product utilised is appropriate to both the property and its location.					
9	2023	1963	Wincote / 63	High Street	Proposed new windows and doors on the front and rear elevation. Amended plans and documents received 30/01/2024 and 01/02/2024 showing Landvac Enhance glazing.
Response: Lindfield Parish Council has no objections to the principle of suitable double glazing subject to the satisfaction of Historic England and MSDC's Conservation Officer that the product utilised is appropriate to both the property and its location.					
10	2024	0267	19	By Sunte	Proposed rear single storey infill extension 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	2024	0087	Truffle House / 101	High Street	New rear single storey flat roof extension with roof lantern. Part retrospective. (Amended Plans 05.02.2024).
Response: Lindfield Parish Council has no objections to this application.					
12	2024	0260	64	Savill Road	Variation of condition no 1 relating to planning application DM/23/2973 - alteration to plan to infill decking area below first floor extension with ground floor living area.

Lindfield Parish Council

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

Item	Year	Reference	Property	Street	Proposal
Response: Lindfield Parish Council has no objections to this application.					
13	2024	0325	4	Pickers Green	1 x Oak - Crown reduction by 30%.
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)