

# Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE** meeting held on Tuesday **30<sup>th</sup> January 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 A Funnell (Parish Clerk)

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

## **136. Apologies**

136.1 Apologies from Cllrs Burns, Nisbett and Webster were received and accepted.

## **137. Declarations of Interest**

137.1 None.

## **138. Approval of Minutes**

138.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 9<sup>th</sup> 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.

## **139. Questions/comments from members of the public**

139.1 None.

## **140. Planning Applications and other matters referred to the Parish Council by Mid Sussex District Council (MSDC), West Sussex County Council (WSSC) 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).

**141. To receive reports on any significant planning decisions or issues** made by MSDC, WSSC or other authority for consideration and to agree any further action which may need to be taken before the next scheduled meeting.

141.1 None reported.

**142. Report on any issues addressed under the councils Scheme of Delegation** and to consider further action required, if any.

142.1 None reported.

## **143. District Plan**

143.1 Members were asked to provide comments to the Deputy Parish Clerk before the agenda for the next meeting (20 February 2024) is issued. These would then be compiled into a response that will be formally considered at that meeting.

## **144. Lewes Road TRO**

144.1 WSSC's response to the TRO application was **noted**. Members were extremely disappointed with the decision. It was **noted** that the following statement had been placed on the parish council's website:

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*Lindfield Parish Council is extremely disappointed to advise that West Sussex County Council has declined to proceed with the proposal for a 7.5 tonne weight restriction on the Lewes Road between the High Street and Gravelly Lane.*

*The proposal was designed to reduce the number of large vehicles using Lindfield Village as a short-cut, rather than following WSCC's Advisory Lorry Routes (i.e. Motorway and A Roads, until as close to the intended destination as possible, when B roads are used). It would also serve to reduce the number of vehicles turning at the narrow and difficult junction of the High Street and Lewes Road, which on a daily basis causes vehicles to drive on the narrow single pavement, potentially endangering pedestrians accordingly.*

*The scheme was supported by the MP for Mid Sussex, as well as the ward County and District councillors. Residents showed their support through a petition which garnered 1200+ signatures and the Parish Council employed a traffic specialist firm, recommended by WSCC, to undertake the appropriate consultation and supporting report. The anticipated costs for the scheme can be provided from S106 monies held by Mid Sussex District Council, earmarked for improvements at this location. It is understood that if no scheme is agreed the funds can be returned to the housing site developers after 10 years.*

*Lindfield Parish Council will continue to explore alternative solutions but WSCC's current stance indicates that this will be very difficult to achieve. The full response from WSCC can be seen at TRO Refusal.*

144.2 It was **agreed** to instruct the Deputy Parish Clerk to communicate the WSCC response to the public via Facebook and an article within our April newsletter which would appear in Lindfield Life.

## **145. Proposed development on Land at Scamps Hill**

145.1 Members **noted** the communication that had been received from Gladman Development Limited regarding their consultation. The issue will be added to the Committee Agenda for its next meeting (20<sup>th</sup> February), when it will consider whether it is appropriate to respond to the developer's consultation or, to respond to any formal planning application validated by MSDC, alongside LRPC, in the usual way.

## **146. Outstanding Action Points**

146.1 Committee **noted** the remaining outstanding items.

## **147. Matters Arising (for noting or deferral to a future meeting only)**

147.1 There were no matters arising.

The meeting closed at **20:36**.

**The Planning, Transport and Traffic Committee next meets on Tuesday 20<sup>th</sup> February 2024**  
at 8pm in the King Edward Hall.

## **DISCLAIMER**

The attached minutes are DRAFT minutes. Whilst every effort has been made to ensure the accuracy of the information, statements and decisions recorded in them, their status will remain that of a draft until they are confirmed as a correct record at the subsequent meeting.

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

Item	Year	Reference	Property	Street	Proposal
1	2024	0012	7	Finches Park Road	T1 Oak - reduce to ground level.
<b>Response:</b> Lindfield Parish Council objects to this application on the basis that no expert report has been provided. If MSDC is minded to approve the application it is requested that a suitable replacement tree be planted.					
2	2023	3205	Trees Adjacent To 10 And 14	Summerhill Drive	Lime - remove lower limb. Ash - stem from a multi stem
<b>Response:</b> Lindfield Parish Council has no objections to this application.					
3	2023	3109	Land at rear of 67	Sunte Avenue	Demolition of existing outbuildings and erection of a detached 5no. bedroom two storey dwelling with roof light windows to the north elevation and roof solar panels to the south elevation. New detached outbuilding and detached bicycle shed and provision of 3 car parking spaces.
<b>Response:</b> Lindfield Parish Council objects to this application on the basis that the height and size of the proposal are unneighbourly and overdevelopment. The comments of the MSDC Drainage Engineer regarding flood risk are also noted. Lindfield Parish Council though does acknowledge that this is an infill on a brownfield site and that the design of the building incorporates good energy efficiency and self-generation.					
4	2024	0034	27	Beckworth Lane	Proposed single storey rear extension
<b>Response:</b> Lindfield Parish Council has no objections to this application subject to materials matching existing.					
5	2024	0074	The Pavillion	Francis Road	Spruce tree - fell.
<b>Response:</b> Lindfield Parish Council has no objections to this application. It is requested that a suitable replacement tree be planted.					
6	2024	0093	Hyannis / 30	Brook Lane	(Amended plans received to change first floor side window 15.01.2024) Garage conversion to habitable space with new windows. First floor extension to rear, with hung tiling and pitched roof to match existing. Window replacement with new windows with glazing bars. Some windows locations moved slightly to accommodate for internal remodelling. Two open porches with pitched roofs. New front and side entrance doors. Glazed doors and full height windows to rear wall.
<b>Response:</b> Lindfield Parish Council has no objections to this application however would recommend that obscured glass be stipulated for the new bathroom and cloakroom windows.					
7	2023	3158	2	Finches Gardens	Proposed loft conversion with rear dormer 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.

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Item	Year	Reference	Property	Street	Proposal
<b>Response:</b> Lawful Development Certificate - on 30/8/22 (item 434) P&TC agreed that no response to MSDC will normally be provided.					
8	2023	3122	Oak Trees	Roundwood Lane	Oak (T1) - on east side, thin two heavily weight limbs by 25%
<b>Response:</b> Lindfield Parish Council has no objections to this application.					
9	2024	0076	St Nicholas Court	School Lane	Walnut Tree : Reduce in height by 5 metres
<b>Response:</b> 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)