

Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE** meeting held on
Tuesday 9th 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 D Parsons (Deputy Parish Clerk)

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

125. Apologies

125.1 Apologies from Cllr Blunden were received and accepted.

126. Declarations of Interest

126.1 None.

127. Approval of Minutes

127.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 12th December 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.

128. Questions/comments from members of the public

128.1 None.

129. 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).

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

130.1 **DM/23/2390, The Pavilion, Francis Road** – members were advised that MSDC had given permission to “*T1 large spruce – crown lift to 4m, T2 sycamore reduce crown by 2.5m, T3 lime – re-pollard to previous pruning points and remove epicormic growth*” which had been modified from the original description of “*T1 Large Spruce - remove, T2 Sycamore - remove, T3 Lime - re-pollard to previous pruning points*”. LPC had objected to the removal of the sycamore and spruce trees in the absence of a justifiable reason to do so.

130.2 **APP/24/0001, Allens Wall, Black Hill** - members were advised that MSDC had received an appeal to their decision to refuse permission for the construction of a replacement dwelling on this site. LPC had objected to the proposal.
Committee **noted** the above.

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

None reported

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132. Lewes Road TRO

- 132.1 WSCC's latest response to this application had previously been circulated, advising that the request had again been unsuccessful. The Chair of PTTC and Deputy Parish Clerk had joined a Team's Meeting earlier in the day organised by Cllr Garry Wall (WSCC, Lindfield and Lindfield Rural) with Cllr Joy Dennis (WSCC, Cabinet Member for Highways and Transport, Hurstpierpoint & Bolney), Matt Davey (WSCC, Assistant Director Highways, Transport and Planning) and Ben Whiffen (WSCC, Highways Operations Manager – Eastern) to discuss the way forward.
- 132.2 Not unexpectedly, the Highway's attendees stood behind WSCC's moderation process. At Cllr Dennis' instigation, it was agreed that the relevant WSCC Officers should meet with LPC representatives to consider whether any alternative approaches could be found to address the village's concerns regarding HGVs, especially at the Lewes Road/High Street junction.
- 132.3 Members were extremely disappointed at WSCC's decision at this junction which was recognised by all concerned as being extremely narrow and difficult to negotiate, with larger vehicles being forced onto the narrow, single pavement. Further, recognising all the work that had been undertaken to address WSCC's previous questions, for a scheme that had funding available from S106 monies held by MSDC, and which had garnered 1200 signatures in support. Members concluded that they would like to review membership of LPC's Traffic Study Working Group when considering next steps, in the light of any proposals that were forthcoming in the proposed meeting.
- 132.4 Committee **agreed** that meeting should take place and its outcome discussed at a future PTTC meeting, when membership of the working group would also be reviewed.

133. Kerbside EV Working Group

- 133.1 Members discussed the interim report provided by the working group. Cllr Grace wondered whether parking restrictions for EV chargers within car parks could reflect peak and off-peak requirements, such that only a few spaces would be restricted to EVs during the day, to minimise the reduction in parking spaces during trading hours, and more at night, to facilitate overnight charging. Members considered that this was a good idea and more generally, recognised the work that had gone into identifying a significant number of potential sites.
- 133.2 Members considered that providing charging points where there was limited off road parking remained a challenge, as inevitably in such locations parking space was at a premium, and therefore supported the approach to install EV charging points but not to impose parking restrictions whilst EV numbers were relatively low. As the uptake of EVs increases, reconsideration of parking restrictions would become appropriate. Against this background, members considered that communication was key in an endeavour to minimise conflict between neighbours where such spaces were located and between non-EV and EV owners. Cllr Burns also noting that workers during trading hours would also seek to use such charges as EV penetration rates increased.
- 133.3 Committee **agreed** that the working group should finalise the document for discussion at next week's Full Council meeting and, subsequently, submission to WSCC.

134. Outstanding Action Points

- 134.1 Committee **noted** the remaining outstanding items.

135. Matters Arising (for noting or deferral to a future meeting only)

- 135.1 Cllr Nisbett flagged an application from the developer of the Walstead development to delay progress with the proposed school site until 100 houses had been completed, from the planning permission requirements requiring this after 1 house had completed. It was understood that the Parish Clerk at Lindfield Rural Parish Council was seeking to delay consultation response dates (currently closes Friday 12th January) with MSDC. The Deputy Parish Clerk advised that, if necessary, any response sought of LPC could be dealt with under delegated authority once the way forward became clear and would await an update from LRPC.

The meeting closed at **20:46**.

The **Planning, Transport and Traffic Committee next meets on Tuesday 30th January 2024**
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	2934	1	The Chestnuts	Two storey side and rear extension; replace rear dormer window; new front porch and dormer window; replace existing windows; re-roofing and external alterations.
Response: Lindfield Parish Council has no objections to this application subject to materials matching existing. Noting the prior removal of the Western Red Cedar, it would be preferred if a suitable replacement tree could be planted.					
2	2023	2973	64	Savill Road	Erection of 1st floor rear extension
Response: Lindfield Parish Council has no objections to this application however, noting the neighbours comments regarding overlooking, would recommend that obscured glass be stipulated for the new bedroom window, with any opening window being at least 1.7m above floor level.					
3	2023	2728	12	Eastern Road	Two storey and single storey extension to the rear. (Amended plans received 14/12/2023 and 15/12/2023)
Response: Lindfield Parish Council has no objections to this application.					
4	2023	3158	Hyannis / 30	Brook Lane	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.
Response: Lindfield Parish Council has no objections to this application.					
5	2023	3141	14	Summerhill Grange	Proposal to replace two existing first floor dormer windows with a single dormer and larger window and to replace the existing front elevation roof tiles.
Response: Lindfield Parish Council has no objections to this application subject to materials matching existing.					
6	2023	3161	Beverley Lodge / 19	West Common	Proposal to convert existing loft space and replace existing conservatory with a single storey rear extension. Replacement of garage with car port.
Response: Lindfield Parish Council has no objections to this application subject to materials matching existing.					

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)