

LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Wednesday 9th January 2019 in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

Present:

Parish Councillors: Mr R Plass (Vice-Chairman of the Planning and Traffic Committee and acting Chairman for this meeting)
Mr I Wilson
Mrs V Upton (left at item 554)
Mr W Blunden
Mrs S Richmond (joined at item 552)
Mrs M Hersey

Also present:

Three members of the public
Cllr Andrew Lea, District Councillor Mid Sussex District Council
and West Sussex County Council

In attendance:

Mr D Parsons (Deputy Parish Clerk)

The Chairman opened the meeting, welcomed those present, and announced the emergency procedure for the King Edward Hall.

547. Apologies

547.1 Apologies for absence were received from Councillors Snowling and Damsell and the reasons accepted.

548. Declarations of Interest

548.1 Cllr Hersey stated that she reserved the right to express a different opinion, when present at any meeting at Mid Sussex District Council which considered any matter discussed at LPC's P&TC, in the light of officers' reports and representations from members of the public and fellow Members.

549. Approval of Minutes

549.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 18th December 2018. It was **agreed** to **approve** the Minutes, and the Chairman **signed** the Minutes as a true record of that meeting.

550. Questions/comments from members of the public

550.1 Mr N White noted that despite advise from the Parish Council no banksman had yet been seen on Lindfield High Street and that an increasing volume of construction vehicles was being seen.

550.2 Cllr Hersey considered that Mid Sussex District Council should be reminded of the Construction Management Plan for the site and that she would ask their enforcement officers to visit and enforce accordingly. The Deputy Parish Clerk advised that Taylor Wimpey had recently been reminded of their commitment to provide a banksman and would be actively encouraged to do so as soon as possible.

550.3 Mr P Lewis of Sunte Avenue asked about the latest traffic plans, advising that recent behaviour seen in Sunte Avenue was shocking, highlighting the speed and size of vehicles alongside aggressive driving. He advised that an accident before Christmas had seen a large vehicle drag a car along the street and a further accident had occurred earlier today. He stated that he could not equate what he could see on the Council's website with his experience in the road.

550.4 The Chairman explained that the Council's Traffic Study was currently being reviewed by West Sussex County Council. Cllr Lea, advised that he had recently spoken with Richard Speller, Highways Manager, WSCC in respect of the Traffic Study and could confirm that the review was being undertaken.

550.5 The Chairman suggested that Mr Lewis speak with Cllr Lea as WSCC's local representative and with the WSCC Highways as the owner of the road infrastructure in the light of his concerns, noting also that the Traffic Study was an agenda item later in the meeting.

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551. **Planning Applications and other matters referred to the Parish Council by Mid Sussex District Council (MSDC) for consideration**

For each application, the observations of the members who had specifically studied the plans were read out before any public comments and discussion by the Committee.

i. DM/18/4658 – 75 Brookway

Proposed single storey rear extension and garage conversion together with associated internal and external alterations

Lindfield Parish Council has no objection to this application.

ii. DM/18/4865 – Allens Wall, Black Hill

Demolition of conservatory and provision of two storey side extension

Cllr Wilson advised that having visited the site he saw no objections to the proposal, noting the seclusion of its location. Cllr Hersey advised that she was mindful that the property was on the edge of the conservation area and within the curtilage of a listed wall. Cllr Blunden noted that it was also adjacent to the Council's allotments and that the Council therefore had an interest in any development alongside its property. He agreed that care needed to be taken to protect the listed wall.

Lindfield Parish Council has no objection to this application, however, notes the property's proximity to the conservation area and asks that appropriate measures are put in place to protect the listed wall adjoining the site.

iii. DM/18/4995 – Land at High Beech Lane

x2 Oak Trees and 1x Beech Tree - Reduce back from garden by up to 2 metres

Lindfield Parish Council has no objection to this application.

iv. DM/18/5016 – St Nicholas Court

Liquidambar (T1 opposite no.4) to reduce height and spread by 2m to give 3m clearance from ground level. Judas (T2 opposite no.2) reduce lateral branches growing toward properties by 1-2m. Maple (T3 outside no.6) reduce height

Lindfield Parish Council has no objection to this application.

v. DM/18/4960 – 16 Woodpecker Close

Two storey side extension and revised driveway

Lindfield Parish Council has no objection to this application subject to materials matching existing.

vi. DM/18/4999 – 42 Meadow Lane

Part demolition and single storey rear extension together with replacing the existing roof tiles and rendering the whole building

Lindfield Parish Council has no objection to this application subject to materials matching existing.

vii. DM/18/5035 – Tachbrook, Lewes Road

Demolition of existing bungalow and kennel buildings. Construction of a detached chalet bungalow fronting onto Lewes Road and construction of one new detached dwelling to replace kennels buildings

Cllr Blunden felt that the proposal was out of keeping with its location at the entrance to the village as there were no other properties nearby of the nature proposed and it had a detrimental effect on the street scene. The Chairman noted that it would result in the demolition of yet another bungalow within the village, further reducing the stock of such properties. Cllr Blunden was concerned as to the potential restricted access for emergency vehicles though / under the right-hand side of the proposed 'front property'. Committee concluded that the impact on the street scene of the proposed front property and the overbearing nature of the proposed rear property left them unable to support this proposal.

Lindfield Parish Council objects to this application which is out of keeping with the entrance to the village and would result in the demolition of a bungalow in a row of similar properties, contrary to Policy DP 30 of the Mid Sussex District Plan. The proposal is therefore considered detrimental to the street scene and the rear property overbearing for the site. Further, LPC is concerned about emergency access to the rear property.

552. 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.

552.1 The Deputy Parish Clerk advised the following:

- i. DM/18/3847 – 28 Noahs Ark Lane –P&TC had objected to the extension in front of the established building line and development of the garage at the foot of the garden into accommodation. Permission was given by MSDC 19 Dec 18.
- ii. DM/18/0884 – P&TC had objected to this substantial development and it had been refused by MSDC 31.8.18. On appeal, the Planning Inspector overturned MSDC's decision on 4.1.19

552.2 **Committee noted** these matters, expressing concern as to the overriding of local and district wide views.

553. Traffic Study Developments

553.1 The Chairman advised that the schemes put forward under the Council's Traffic Study were due to be reviewed by WSCC Highways early in January and hopefully would result in feedback by the month end when next steps could be considered.

554. Proposed TRO on the Lewes Road

554.1 The Chairman advised that Mr Turner, who was proposing and applying for the TRO, sought a letter from the Council in support of the application.

554.2 Cllr Blunden stated that concerns on 'Post Office Corner' are longstanding, with vehicles mounting the pavement and the consequent potential danger to pedestrians. He considered that with the restriction being sought on the Lewes Road it would not directly affect the High Street and therefore did not consider that it would impact on High Beech Lane/Portsmouth Road but would act as a good calming system. He recognised that whilst it would not impact on some of the other vehicles which regularly mount the pavement at this location, he considered that the council should support the proposal.

554.3 The Chairman questioned whether such would impact on farmers vehicles and was advised that it would not, as these would be considered 'local access' and therefore outside of the restriction

554.4 Cllr Hersey opined that the restriction won't stop 'local' large vehicles and had concerns over the impact on different parts of the village; stating that ideally the proposal should be tied in with Ardingly Village and stop HGVs using College Road and feeding High Beech Lane. She considered that this would have a more substantial effect on moving HGV through routes. Noting also that the one part of the village may well not fully understand issues which are being experienced by a different part of the village.

554.5 The Chairman observed that the village is currently experiencing the increased HGV traffic relating to the Taylor Wimpey site in Gravelye Lane, and that Wates development in Walstead is likely to follow, so the next 4-5 years are likely to see material large vehicle movements in the locality. He considered that the major narrowing at the 'PO Corner' was fully recognised in the Traffic Study, however, solutions were challenging and that in his view, the junction could be viewed as either 'an accident waiting to happen' or due to the nature of the narrowing and junction angles, an effective deterrent causing vehicles to slow significantly, reducing the likelihood of a serious accident. He noted that the proposed TRO would lead to more signage in the village, something which had previously been objected to and flagged that the Council was already engaged with Taylor Wimpey to encourage the implementation of a banksman in the High Street and on an ongoing basis as issues arise.

554.6 Cllr Hersey endorsed the view that there are more sites in the locality which will put continued pressures on the roads, both during construction and once the properties are occupied.

554.7 The Chairman noted that MSDC were responsible for the conditions applied to Planning Approvals and restrictions such as those put in at the TW Gravelye Lane site were important and should be encouraged as appropriate for all developments.

554.8 Cllr Blunden was keen that the proposed TRO should be pushed forward now, then in future giving consideration linking up with Ardingly Council for future proposals.

554.9 Cllr Richmond considered that there were clearly issues with HGVs but was concerned that Councillors are not traffic management experts and was conscious of the law of unintended consequences. She considered that (i) the Council should be sure that the proposal was in the

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interest of all residents and (ii) whether it was enough (e.g. should a 'Petworth plus' type scheme be considered). Accordingly, a holistic understanding of schemes and the impact elsewhere was important. She was in support of the proposed TRO as part of a wider fully thought out scheme but not solely a localised scheme which might have unforeseen consequences.

- 554.10 Cllr Lea noted that the scoring system employed by WSCC in respect of Traffic proposals were enhanced by community support and this could be evidenced by the Parish Council's support.
- 554.11 Cllr Richmond reiterated the need for a full holistic consideration of the Traffic Study, the proposed TRO and whether there was an 'option 3' another way to fix the situation. She observed that if another petition emerged to address local traffic issues, would the council support such in isolation or look to involve other local councils and act in the light of Traffic Study findings.
- 554.12 Cllr Blunden opined that the Wealdon District / Ashdown Forest restrictions have materially impacted on traffic flows through the village and that the proposed TRO would take out some of the effect of this and hopefully see HGVs revert to other previously used routes.
- 554.13 The Chairman considered that it is the Council's role to protect the whole of Lindfield, including 'PO corner', which would be further affected by cars from the newly developed properties and agreed that a holistic view was appropriate. He stated that (a) he supported the proposed TRO (subject to Full Council approval) and (b) a Working Group should be formed in conjunction with WSCC to try and address 'PO Corner'. Cllr Richmond suggested involving the District Council as appropriate and in particular applying Planning Permission conditions with appropriate Construction Management Plans (in respect of Traffic).
- 554.14 Following **agreement** from Committee Members, the Chairman proposed to ask Full Council to agree to issue a letter in support of the proposed TRO. Cllr Richmond said that it was important that the context of the proposed Working Group and the wider implications of individual traffic scheme proposals were aired when discussed at Full Council.

555. Speed Indicator Devices (SIDs)

- 555.1 The Chairman advised that there was some ancillary expenditure required to utilise the SIDs (e.g. neoprene post protection, security chains etc) and sought agreement for the Clerk / Deputy Clerk to be able to undertake such without reverting to Committee, providing that the expenditure was within overall budgets and delegated authorities. Committee **agreed**.

556. Action Points

- 556.1 The Chairman noted the paper presented to committee (previously circulated) and stated that good progress had been made. The Deputy Parish Clerk sought agreement to the removal of the five completed items, leaving five started or in course and one, relating to a meeting with Blackthorns Community Association overdue and to be addressed. Committee **agreed**.

557. Finance update

- 557.1 The Chairman stated that there had been no significant movements, with the Deputy Parish Clerk advising £600 was spent in November on the 'recording chips' for the SIDs as they had been supplied with basic 'control' chips. It was confirmed that the overall purchase costs remained within budget as previously advised. Committee **noted** the finance update.

558. Matters Arising

- 558.1 The Chairman advised that he and the Deputy Parish Clerk would be meeting on the Gravelly Lane Site next week with representatives of Taylor Wimpey, Lindfield Rural Parish Council and Mid Sussex District Council.
- 558.2 Cllr Blunden stated that he was sad to note the recent passing of Alison Stevenson, previously a Chair of Lindfield's Planning & Traffic Committee and who had been devoted to protecting the village and its environment. Committee discussed their recollections of Alison's active participation in village life and that she would be sorely missed. Committee asked for their condolences to the family to be conveyed.

The meeting concluded at 20.45