

## LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on **Tuesday 12<sup>th</sup> March 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  
Mrs M Hersey

### **Also present:**

1 member of the public  
One member of the Lindfield Preservation Society (LPS)

### **In attendance:**

Mr A Funnell (Parish Clerk)

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

### **570. Apologies**

570.1 Apologies for absence were received from Councillors Snowling and Blunden and the reasons accepted. Councillor Richmond had advised the Clerk that she may not be able to attend due to travel delays.

### **571. Declarations of Interest**

571.1 Councillor 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.

571.2 Councillor Upton declared an interest in DM/19/0796 as the application is close to her property. Councillor Upton advised that she would not take part in discussions relating to this item.

### **572. Approval of Minutes**

572.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 29<sup>th</sup> January 2019. It was **agreed** to **approve** the Minutes, and the Chairman **signed** the Minutes as a true record of that meeting.

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

573.1 There were no questions or comments.

### **574. 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/19/0450 – Viking Cottage 119 High Street  
Erection of a summer house

**Lindfield Parish Council has no objection** to this application.

- II. DM/19/0631 - 91 The Welkin

Proposed ground floor single storey rear extension. Loft conversion with new rear dormer, including 2 Juliette balconies. 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.

As this is a request for a Lawful Development Certificate, Lindfield Parish Council can only comment that there are no reasons for legal, valid objections as far as we are aware.

## LINDFIELD PARISH COUNCIL

- III. DM/19/0633 - Ashmead Black Hill  
4 Beech Tree - Raise canopy by up to 4 metres

**Lindfield Parish Council has no objection** to this application.

- IV. DM/19/0637 - 23 Savill Road  
Proposed replacement garage with pitched roof over garage and porch and alterations to patio.

**Lindfield Parish Council has no objection** to this application.

- V. DM/18/5119 - Garage Block Adjacent To 1-3 Pelham Road  
Proposed outline application for a pair of semi detached 3 bedroom dwellings with all matters reserved.

**Lindfield Parish Council has no objection** to the proposed new semi-detached houses. We are however confused about description of parking both for existing dwelling and new proposed development.

- VI. DM/19/0679 - Willow Tree 21 High Street  
Replace existing windows to front elevation with double glazed powder coated aluminium white windows.

**Lindfield Parish Council has no objection** to this application.

- VII. DM/19/0713 - Linden 45 West Common  
Construction of two detached 4 bedroom houses with associated access to Summerhill Drive and parking.

**Lindfield Parish Council has no objection** to the proposed development subject to resolution of the access and suitable restrictions in place during construction to protect neighbours.

- VIII. DM/19/0723 - 6 Newton Road  
Proposed two storey rear extension and new front porch roof.

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

- IX. DM/19/0764 - 11 By Sunte  
T1 Beech – Remove

**Lindfield Parish Council has no objection** to this application.

- X. DM/19/0796 – 30 Luxford Road  
Demolition of bungalow and erection of pair of 3 bedroom, 3 storey semi-detached houses with parking.

LPS has no objections to the proposal but noted the loss of another bungalow in the village.

Councillor Wilson queried that the building would be three storeys. The Chairman noted that the description was slightly misleading as the third storey would be in the roof. It was also noted that a property at the top of the road also has the same design as the proposed and therefore it would be difficult to object to the proposal. The proposed property would be set back from and the roof line would appear to be in keeping with existing properties. It was noted that the design would not necessarily match the Edwardian design of existing houses in the street. The Chairman noted that LPS comment that it was another bungalow the village would lose.

Councillor Hersey note that the dormer windows would be on the back on the property. The Chairman advised that if the dormer windows had been to the front then the council would have objected, as it had done so in the past.

## LINDFIELD PARISH COUNCIL

Lindfield Parish Council has no objection subject to use of material in keeping with neighbouring properties.

- XI. DM/19/0899 – Burnt House Farm, Black Hill  
(T1) Ash – Fell

Lindfield Parish Council has no objection to this application.

**575. 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.**

575.1 The Parish Clerk advised the following:

- i. DM/18/4002 - 7 Hickman Close

Lindfield Parish Council had objected to the proposed amended roofline, which it considered remained unneighbourly due to its impact on the outlook from nearby properties. MSDC have granted permission for the application

- ii. DM/18/3762 - 2 Meadow Drive

Lindfield Parish Council had no objection to this application for the conversion of a garage to form a new study / utility room, plus first floor bedroom and en suite extension in addition to a new garage, modified driveway and new front porch. The application had been refused by MSDC has now been appealed to the planning inspectorate.

- iii. Letter to MSDC regarding flatted development

The Deputy Clerk had written a letter to MSDC querying comments that the former Tavistock and Summerhill School site being suitable for flatted development. The Parish Clerk advised that the Planning Applications Team Leader at MSDC had responded and stated:

*“I do consider that in principle the site would be suitable for a flatted development. There are clearly many different designs in which flats can be provided. I am currently assessing whether the scheme that has been put forward complies or conflicts with the design policies in the development plan.”*

575.2 **Committee noted** the report.

**576. Traffic Study Developments**

575.1 The Chairman reported that WSCC have advised that they are a little over half way through assessing the seven proposals and hope to provide initial feedback in March.

The Chairman suggested to members that the office be tasked with investigating available s106 monies that could be used towards any of the report's proposals. The monies could either be used by WSCC if they support the proposal, or by the council to fund its own proposals if WSCC do not support them. The Chairman noted the importance of using the funds that are available. Members agreed to this proposal.

**577. Proposed TRO on the Lewes Road between Gravelye Lane and Lindfield High Street**

576.1 The Chairman advised that the application for a TRO had been submitted by a resident to WSCC Highways on the 31<sup>st</sup> January 2019 and that we await the outcome.

**578. Speed Indicator Devices**

577.1 The Chairman advised that the speed indicator devices had now been deployed and the project would be ongoing. Initial placements in High Beech Lane / Portsmouth Road and Black Hill reveal that the majority (~90%) of traffic is travelling at less than 35mph. It was noted that the discretionary NPCC /ACPO guidelines stated that 30mph enforcement would start at 35mph). More than 50% within High Beech Lane / Portsmouth Road data collection were within this limit. It was reported there are however some vehicles reaching significantly higher speeds. Once a fuller data set has been compiled, consideration can be given to the next steps

The Chairman and Councillor Hersey noted that not only do the devices act as a deterrent, but they also show the volume of traffic using the roads. The Chairman noted the difficulties in stopping those who speed excessively.

**579. Construction Management Plans**

## LINDFIELD PARISH COUNCIL

- 578.1 The Chairman reported that the approach to Construction Management Plans and in particular HGV routes appears inconsistent at local planning authority, highways authority and site levels, especially when it crosses county lines. The following examples were stated:-
- a) Taylor Wimpey's Gravelye Lane site has a Construction Management Plan prescribing the avoidance of Lindfield High Street. This is understood to have been as a result of WSCC Highways comments. Taylor Wimpey have been relatively supportive in trying to enforce this.
  - b) Heathfield Park has a less specific requirement for deliveries to be from the A272.
  - c) Barn Cottage site at Scaynes Hill has no such guidance.

Councillors noted that construction traffic for ESCC sites also comes through the village. The potential for greater construction HGV movement was noted with several proposed developments around the area.

The Chairman stated the need for a more cohesive application and suggested that the Deputy Parish Clerk writes on the Council's behalf to MSDC, WSCC and ESCC to seek a consistent approach which supports appropriate vehicle movements across (both) counties and protects the village. This would be important regardless of the result of the proposed TRO.

- 578.2 Members agreed with this proposal.

### **580. Action Points from Previous Meetings**

- 579.1 The action points were noted by members. The Chairman advised that despite best efforts by the council a meeting date had yet to be agreed regarding the parking around Blackthorns School. Requests for attendance at a meeting had been sent out by the Deputy Parish Clerk but several the parties had failed to reply to our request.

### **581. Finance update (if any)**

- 580.1 The Chairman reported committee expenditure as at 31<sup>st</sup> January 2019:
- £5903.88 had been spend from the overall budget of £10,500,
  - £85.13 had been spent in January on items relating to the speed indicator devices.

- 580.2 Committee noted the update.

### **582. Matters Arising**

- 581.1 There were no matters arising

The meeting concluded at 8.30pm