

# LINDFIELD PARISH COUNCIL

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on  
**Tuesday 8<sup>th</sup> October 2019** in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

**Present:**

Parish Councillors: Mr R Plass (Chair)  
Mrs M Hersey  
Mrs L Grace  
Mrs A Matthews  
Mr J Stevens  
Mr C Wood  
Mrs V Upton  
My W Blunden

**In attendance:** Mr D Parsons (Deputy Parish Clerk)

The Chair explained the emergency procedures.

**68. Apologies**

68.1 Apologies were received from Cllrs Leach and Blunden and the reasons accepted.

**69. Declarations of Interest**

69.1 Cllr Upton advised that she lived in the same road as item 72.v, however, not close by and that she did not know the applicant

**70. Approval of Minutes**

70.1 The Chairman called for approval of the Minutes of the Planning and Traffic Committee meeting held on 17<sup>th</sup> September. It was **agreed** to **approve** the Minutes and for the Chair to **sign** the Minutes as a true record of that meeting.

**71. Questions/comments from members of the public**

71.1 None

**72. 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/19/2699 – Lindfield Place, 161 High Street**

Proposed new additional vehicle access to the north of property, at a lower level, with on site parking, turning area and access gates, gate piers, wall and steps. An existing portion of fence to be removed within the proposal.

The Deputy Parish Clerk advised that WSCC Highways had raised a query in respect of the ownership of land over which the proposed access would pass. Cllr Hersey observed that this proposal would add to existing traffic problems at this part of the High Street and wondered whether an access directly on to Spring Lane might be more suitable. Councillor Plass agreed that there was a traffic issue at this point, noting also the bank creeping forward had a further negative impact and was concerned at the idea of an additional entrance.

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**Lindfield Parish Council objects** to this application as it is concerned at the addition of another entrance at this point of the High Street, being very close to bends where traffic speeds and visibility is already challenging, and in close proximity to Spring Lane. Further, that such negatively impacts on the semi-rural nature of the street scene and is therefore contrary to DP 35 Conservation Areas "Development in a conservation area will be required to conserve or enhance its special character...Development will also protect the setting of the conservation area and in particular views into and out of the area"

**ii. DM/19/3691 – 27A Sunte Avenue**

Block existing rear first floor entrance door and relocate to first floor side elevation with new handrail. Alter roof to flat roof, creating new walkway. Existing window replaced with smaller willer window and velux window. (amended plans received 23rd September and new description 24th September).

**Lindfield Parish Council has no objections** to this application

**iii. DM/19/3738 – Bay Pond Cottage, 8 High Street**

Replace existing dilapidated structure with a timber framed 2 bedroom cottage. Salvageable materials and features are to be retained for reuse in order to maintain the original appearance to the street

As highlighted by MSDC's Conservation Officer, the current application pays insufficient attention to the potential significance of both the building and its context in the Conservation Area. Further, that the structural survey should be undertaken by a conservation accredited structural engineer, giving full weight also to retention and repair options. Consequently, **Lindfield Parish Council objects** to the proposal as it currently exists. In the event that the application is progressed further, LPC considers that the proposed charred cladding is not in keeping with the Conservation Area.

**iv. DM/19/3030 - 42 Barncroft Drive**

Proposed single storey side and rear extension. Amended plans received 11.09.2019 and 17.09.2019 showing reduction in size of side extension

**Lindfield Parish Council has no objections** to this application

**v. DM/19/3852 – 2 Luxford Road**

Demolition of existing garage/sunroom. Two storey front and side extension with new pitched roof porch

**Lindfield Parish Council has no objections** to the principal of this extension but notes that it extends the building line in front of the property by 1m. Regrettably, it also removes a garage and associated parking space. LPC considers that it would be preferable if the building line could be respected and the lost parking space reinstated within the curtilage of the property.

**vi. DM/19/3858 – 4 Barrington Close**

Rear residential extension

**Lindfield Parish Council has no objections** to this application

**73. 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.**

The deputy Parish Clerk advised:-

**73.1 AP/19/0069 Tachbrook, Lewes Road** This has gone to appeal following a Refusal by MSDC – LPC had objected to the application

**73.2 DM/19/2990 1-3 Pelham Road** This application had been refused by MSDC, citing the cramped form of development out of character with the surrounding area and the proximity to a TPO protected Oak Tree. LPC had raised no objections to the application

Committee **noted** these developments.

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- 74. Matters Arising** after the preparation of this Agenda, which the Chairman agrees to take as urgent.
- 74.1 Cllr Plass advised that the Deputy Parish Clerk would be preparing a Planning Guidance pack to supplement the detailed policy documents previously provided to Councillors and mentioned that SSALC offered Planning Training, encouraging all to attend. Cllr Hersey noted that MSDC provided Planning Update Sessions and that these can be very useful too.
- 74.2 The Deputy Parish Clerk advised that MSDC had chased for comments in respect of DM/19/2845 - Land to The East Of High Beech Lane/ Land North Of Barrington Close. He advised that the office could not trace advice of such consultation from MSDC and that the lead on such applications would be taken by Lindfield Rural Parish Council (LRPC) within whose boundary the land sat. Recognising that the most affected residents were within Lindfield Parish Council's boundary and the relative urgency here, Committee **agreed** that the Chair should agree a response with the Deputy Parish Clerk, in the light of the response to be provided by LRPC.

The meeting concluded at 20.30 and the **next P&TC Meeting is set for Tuesday 22<sup>nd</sup> October.**