

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday 28th January 2020 in the King Edward Hall, Lindfield.

The meeting commenced at **20.00**

Present:

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

Also present: One member of the Public
Lindfield Preservation Society

In attendance: Mr D Parsons (Deputy Parish Clerk)

The Chair explained the emergency procedures.

110. Apologies

110.1 None

111. Declarations of Interest

111.1 Cllr Grace declared that in respect of Item 113.iv that she was a near neighbour to the property.

112. Approval of Minutes

112.1 The Chairman noted that the draft Minutes of the Planning and Traffic Committee meeting held on 6th January 2020 had previously been circulated and sought any members comments. Committee **agreed** that the Chair should **sign** the Minutes as a true record of that meeting.

113. 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. For applications where LPS had no comments to make or their view was 'No objection' this is not individually noted against the applications considered.

i. DM/20/0016 – The Hayloft, 12 The Glebe

Single storey side extension.

Lindfield Parish Council has no objections to this application provided that the materials used match those in the existing property.

ii. 7/2/20 DM/20/0029 – 4 Barrington Close

Single storey side and rear extension and new porch. 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.

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

Repair and restore existing timber framed 2 bed cottage. Demolish existing extension and replace with part two storey and single storey extension.

Lindfield Parish Council

Members noted that this application amended a previous proposal to demolish the property, with the retention of the frontage, side elevations and roof materials as far as possible, alongside the removal of the previously proposed charred wood cladding. This was considered to be a positive approach and the Chair commended the work of MSDC's Conservation Officer and the Structural Engineer in achieving this outcome.

LPS were delighted with the new approach to repair the property, noting that it would not be an easy undertaking.

Lindfield Parish Council has no objections to this application.

iv. DM/20/0195 - 44 Finches Park Road

Oak tree - remove low, partially dead branch back to trunk and lowest minor dropping branch back to main branch and overall crown reduction of up to 2m. Cllr Grace did not participate in agreeing the Committee's response

Lindfield Parish Council has no objections to this application.

114. 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 that:-

114.1 MSDC had approved the Change of Use of Shop to Residential Accommodation (DM/19/4652 – The Toll House, 56 High Street) notwithstanding LPC's strong objections.

Committee **noted** this development and expressed concern lest this set a precedent for other business premises in the High Street, potentially undermining the vibrancy of the village centre.

114.2 The Planning Inspectorate had dismissed the appeal in respect of DM/18/2639 – Lantern Cottage, Spring Lane (to erect a detached dwelling, outside of the defined settlement and within the countryside) to which LPC had no objection provided that there would have been no impact on the Conservation Area. Committee **noted** this decision.

115. To consider a response in respect of Tremains Farm, Horsted Keynes - (DM/19/4231) Construction of new cattle building, replacement feed clamps, new slurry lagoon, and replacement dirty water lagoon. (Addendum Planning Statement received 11.12.2019).

115.1 The Chair stated that care should be taken in considering this matter as it is outside of the Parish and any response should focus on the concerns around the volume of lorry movements. LPS advised that their Chair had sent a strong letter of objection to MSDC and this should be available on the Planning Portal.

115.2 Committee **agreed** that the Deputy Parish Clerk should draft a response in conjunction with the Chair and Vice-Chair, focused on avoiding lorry movements through the local area. Further, if the application is approved; that an appropriate Construction Management Plan was required, routing vehicles via the Highway's authority prescribed routes.

115.3 Committee requested that the Parish Office offer assistance, as required, to Horsted Keynes and Lindfield Rural Parish Council's who will be the most directly affected by the proposal.

116. Matters Arising after the preparation of this Agenda, which the Chairman agrees to take as urgent.

116.1 None

The meeting concluded at 20.12 and the **next P&TC Meeting is set for Tuesday 18th February.**