

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** Tuesday 25th August 2020

The Meeting commenced at **19:00** and was undertaken using video conferencing.

Present:

Parish Councillors: Mr R Plass (Chair)
Mrs M Hersey
Mrs L Grace
Mr W Blunden
Mr M Leach
Mrs A Mathews

Also present: None

In attendance: Mr D Parsons (Deputy Parish Clerk)

186. Apologies

186.1 Received from Mr J Stevens, Mr I Wilson and Mrs V Upton were **accepted**.

187. Declarations of Interest

187.1 Cllr Blunden advised that in respect of item 189.i. the adjacent property was owned by his family. Cllr Hersey advised that she would leave the meeting before Item 192 relating to reports on any significant planning decisions or issues made by MSDC.

188. Approval of Minutes

188.1 The Chairman noted that the draft Minutes of the Planning and Traffic Committee meeting held on 4th August 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 as soon as Coronavirus restrictions allow.

189. 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 Lindfield Preservation Society (LPS) had no comments to make or their view was 'No objection' this is not individually noted against the applications considered.

i. DM/20/2521 – Grace Cottage, 52 Meadow Lane

Proposed Loft conversion. 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.

ii. DM/20/2695 – 6 The Glebe

Ash Tree - remove two lowest limbs overhanging footpath back to source.

Lindfield Parish Council has no objections to this application.

iii. DM/20/2301 – 4 Portsmouth Wood

G7 Oak - Fell (Tree report received 23/07/2020).

Lindfield Parish Council has no objections to this application.

iv. DM/20/2563 – Lindfield Common, Lewes Road

Tree numbers 079B Quercus palustris - Remove broken branches 078B - Tilia - Remove epicormic growth and crown lift 2.5m 078E Quercus palustris - Crown reduce canopy by 2-3m in height and lateral spreads - Ganoderma applanatum 078J Tilia - Remove broken branches 078R Tilia - Remove epicormic growth from base and crown lift 2.5m 078S Tilia - Remove epicormic

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growth from base and crown lift 2.5m 07A9 Tilia Crown lift 2.5m 07AA Tilia - Crown lift 2.5m 07AC Tilia - Crown lift 2.5m 07AD Tilia - Crown lift 2.5m 07AE Tilia - Crown lift 2.5m 07AF Tilia - Crown lift 2.5m 07AG Tilia - Crown lift 2.5m 07AJ Tilia - Crown lift 2.5m 07AK Tilia - Crown lift 2.5m 008C Tilia - Crown lift 2.5m, 5.5m over road 07A8 Tilia - Crown lift 2.5m, 5.5m over road. Four new trees added as per Agenda online (Amended: 05.08.2020)

Lindfield Parish Council has no objections to this application.

v. DM/20/2641 – 30 Luxford Road

Erection of a Garden Room

Lindfield Parish Council has no objections to this application, provided that the space is not permitted to be used as overnight accommodation.

vi. DM/20/2644 – Land adj to 30 Luxford Road

Erection of a Garden Room

Lindfield Parish Council has no objections to this application, provided that the space is not permitted to be used as overnight accommodation.

vii. DM/20/2706 – Hunters End, Black Hill

Partial demolition of existing dwelling, the construction of a new 2 bed bungalow to the east (side garden) and detached garage to the north of the existing dwelling.

Lindfield Parish Council has no objections to this application.

viii. DM/20/2780 – All Saints Church, High Street

Tillia Cordata (076Y) - Cut back to clear street lamp by 0.5m Taxus Baccata (077J) - Remove subsided branch over church building

Lindfield Parish Council has no objections to this application.

ix. DM/20/2845 – 1 Beckworth Lane

Replacing existing conservatory with single storey orangery at rear of property, and minor external alterations. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing 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.

x. DM/20/2910 – 23 Finches Park Road

Oak - reduce crown overall by up to 2 metres, Hornbeams x2 thin by 20% and reduce secondary branch over neighbour back to main branch.

Lindfield Parish Council has no objections to this application.

190. Lewes Road TRO

The Chair introduced the item and referenced the papers provided to members in advance of committee, asking Councillors for their comments.

190.1 Cllr Blunden expressed his disappointment that WSCC's attitude towards this proposal; he considered that the County Local Committee's (CLCs) hoops were set higher for Lindfield in competing for county funds for such projects and noted the importance of Local Member support. Cllr Grace reflected on her attendance at CLCs with Cllr Blunden and the importance of adopting the correct approach. Cllr Blunden felt that the TRO was a difficult call, as it would not stop HGVs in the High Street but that it should make PO corner, in particular, safer. He therefore fully supported the proposal to address this pinch point, which he considered had been a problem for some generations. He advised involving Cllr Pete Bradbury as a CLC member. Cllr Grace questioned how effective TROs are in other councils and whether parishes north of the village should be involved.

190.2 Cllr Hersey agreed that Lorries were a nuisance and impacted far and wide, including the High Street, Ardingly Road etc but that this proposal would not stop HGVs, potentially moving them

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towards the Portsmouth Lane / High Beech Lane route at the western side of the village, also questioning whether other councils should be involved and whether residents are aware of the proposal. Cllr Leach had similar concerns but that he could not see any way out of this problem and that the proposed expenditure would be 'money down the drain'. Both Cllr's had misgivings but indicated that they would be prepared to support the proposal.

- 190.3 At the invitation of the Chair, the Deputy Parish Clerk explained that a previously proposed area wide TRO had gained no traction with WSCC Highways and that this one was designed to reduce HGV volumes over time; as the restriction was put in place and drivers became aware of it; professional navigation systems were updated with its existence; and hauliers accommodated such in their planning. Equally, it was likely that residents would report regular transgressors, allowing discussions with hauliers with a view to seeking adherence. It was however, fully recognised that it would not instantly or completely 'solve' the HGV problem, more that a gradual reduction in volumes would be anticipated over time.
- 190.4 The Chair considered that the junction had been a problem for ever, that lorries outside the Penny Black corner were a nightmare for pedestrians on the narrow section of footway. He considered that the proposal would go some way towards mitigating the problems. Recognising the support of at least 1200 residents for the proposal, he observed that villagers would not take it well if the Council declined to support the funding required to move this proposal forwards.
- 190.5 Cllr Blunden left before the vote, as he had another meeting to attend. Committee **unanimously approved** recommending to F&GP and in due course Council, that £6,500 be applied to carrying out the required consultation to progress this TRO. Committee also agreed that Councillors should commence liaison efforts with CLC members and that the Deputy Parish Clerk should progress discussions with MSDC/WSCC regarding funding sources for the implementation phase, in anticipation of a positive outcome of the consultation and subsequent application to CLC.

191. Matters Arising

None

Cllr Hersey left the meeting at this point.

192. To receive reports on any significant planning decisions or issues made by Mid Sussex District Council (This item moved to the end of the meeting by agreement).

The Deputy Parish Clerk advised of the following:-

- 192.1 **DM/20/2236 – 28 Noahs Ark Lane**, single storey rear extension which had not been put to LPC as it fell within permitted development rights
- 192.2 **DM/20/2025 – 55 Meadow Lane** MSDC had given permission for the timber granny annex for ancillary use, conditioning that it would be incidental to the main property and not a separate unit of accommodation.
- 192.3 **DM/19/0260 – Tavistock and Summerhill Scholl, Summerhill Lane** MSDC had refused permission for the development of this site, citing DP26 and Policy 7 of the LLRNP (Character and Design, valued townscape), alongside DP20 (infrastructure) and DP31 (affordable housing).
Committee **noted** these items.

The meeting closed at 19.33.

The **next P&TC Meeting is on Tuesday 15th September** and is expected to be held online using video conferencing. Full details to follow.