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**25th June 2021**

**Planning Application Responses to Mid Sussex District Council (MSDC)**

On 28/4/21 the High Court dismissed an application to allow virtual meetings to continue after the existing legislation expired on 6th May 2021. At its Annual Meeting on 6th May 2021 Lindfield Parish Council approved a new Temporary Scheme of Delegation that will allow decisions to be taken by the Council until such time that it can safely, and legally, hold physical meetings.

The following applications have been considered under the Temporary Scheme of Delegation and the responses submitted to MSDC:-

| **MSDC Application Year** | **MSDC Reference** | **PROPERTY NAME/ NUMBER** | **STREET** | **PROPOSAL** | **PC AGREED RESPONSE** |
| --- | --- | --- | --- | --- | --- |
| 2021 | 485 | Milton House | Black Hill | Proposed two storey replacement rear extension. Amended plans received 13.05.2021 (including revised location plan) showing alterations to design, scale and form of extension. | Lindfield Parish Council (LPC) considers that its previous objections remain apposite notwithstanding the slight reduction in the proposed roof height, although LPC welcomes the amendments to leave the gothic windows in plain view. |
| 2021 | 1113 | The Palms | Lewes Road | Retrospective application for erection of a replacement fence measuring over 2 metres high in places (amended description and plan: 25/05/2021) | Lindfield Parish Council considers that its previous response remains apposite. |
| 2021 | 1948 | 59 | Sunte Avenue | Demolition of existing rear extension and replace with new single storey extension | Lindfield Parish Council has no objections to this application |
| 2021 | 1957 | Lindfield Academy | School Lane | Change of existing roof covering from timber shingles to single ply membrane | Lindfield Parish Council has no objections to this application |
| 2021 | 1952 | 21 | Beckworth Lane | Proposed rear single storey extension and raised patio area | Lindfield Parish Council has no objections to this application |
| 2021 | 1884 | 33 | Saville Road | Proposed single storey rear extension and extended rear garden terrace, first floor extension over garage, replacement porch and associated alterations. | Lindfield Parish Council has no objections to this application subject to matching materials being used. |
| 2021 | 1906 | Boarsland / 72 | High Street | Demolition of existing detached garage structure. Re-build demolished garage together with extension to form new garage and hobbies space with home office facilities over for associated use with existing residential dwelling. | Lindfield Parish Council (LPC) has no objections to this application provided that it shall be occupied solely for purposes incidental to the occupation and enjoyment of Boarsland, 72 High Street as a dwelling house and shall not be used as a separate unit of accommodation. |
| 2021 | 2060 | 21 | Finches Park Road | Replace conservatory with a single storey rear extension. Construct a new first floor side extension over existing garage. Replace flat canopy roof to entrance with a pitched roof. | Lindfield Parish Council has no objections to this application |
| 2021 | 1809 | 5 | Backwoods Lane | Proposed 2.5m high fence 30m long on Backwoods Lane and 12m long on Backwoods Close to replace hedge. | Lindfield Parish Council (LPC) objects to this application as it considers that the proposed fence is far too high for this location, recognising particularly the relationship of the site to the Conservation Area, and would be contrary to DP 26 and DP 35. Ideally, LPC considers that the hedge should be reinvigorated to address both the impact on the locality and maintain the property's privacy. |
| 2021 | 1521 | 29 | Savill Road | (Amended plans received on 28.05.2021 and amended description on 03.06.2021) Rear single storey extension. Front partial conversion of existing garage to habitable space. New front door and sidelights to front hall. New first floor master bedroom with ensuite and new rear window. All existing and new doors and windows are to be replaced by dark green/gey aluminium frames. Existing hanging tiled panels to all elevations to be rendered finish in pale green/grey. New standing seam zinc roof finish to the existing main roof and the new rear extension. New raised patio to rear. | Lindfield Parish Council has no objections to this application |
| 2021 | 1990 | Corner Cottage | Roundwood Lane | Remove existing shed and erect a detached double garage | Lindfield Parish Council has no objections to this application |
| 2021 | 1968 | 18 | Denmans Lane | Demolition of an existing bungalow and the erection of 2 No. detached dwellings with car parking. | See full response below |
| Lindfield Parish Council (LPC) strongly objects to this ill thought out and inappropriate scheme, which appears to be designed to maximise profits for the developer rather than contribute to Lindfield in any meaningful way. The proposal seeks to both reduce the range of suitable housing within the village and at the same time impact negatively on the immediate neighbours. It is notable that despite the advice of MSDC’s Planning Department, the proposer continues to seek permission for a development wholly unsuited to its location which abuts the Conservation Area and is within the Area of Townscape Character. In terms of specific policies, the following appear most pertinent:-   DP 30 Housing Mix – “Strategic Objectives: To provide the amount and type of housing that meets the needs of all sectors of the community… To support sustainable communities, housing development will: provide a mix of dwelling types and sizes from new development … that reflects current and future local housing needs; meet the current and future needs of different groups in the community including older people, vulnerable groups .... This could include the provision of bungalows and other forms of suitable accommodation…”   Lindfield’s need for bungalows as suitable accommodation for its residents is considered to be quite high (DP 30 notes “…with a very high proportion of need arising for elderly persons … with the majority of such households also being one or two persons…”) and yet this proposal seeks to remove one bungalow and instead of replacing it with two as suggested by the Planning Authority, proposes two more 4/5 bed detached houses of which Lindfield already has a significant number.    As stated by the proposer’s Planning Statement at 6.28, the site is “…175 metres from Lindfield High Street…”, this would further underpin the suitability of the site as a location to meet the housing (and sustainable transport) needs of older people as detailed in DP 30. It is also 300 yards (the Planning Statement switches from metric to imperial mid-section) from the village’s medical centre. The sustainable location section (6.28) also advises that the site is “…1 miles (sic) from Haywards Heath and its wealth of facilities and services…” Google maps reports a walking distance of 1.1 miles to the railway station, and 1.5 miles to The Broadway or South Street, where most shops are situated, which suggests that the statement “…without having any reliance on the private motor car…” is likely to prove optimistic.   DP 26 Character and Design – “Strategic Objectives: … To support sustainable communities which are safe, healthy and inclusive; and To create environments that are accessible to all members of the community. All development and surrounding spaces, including … replacement dwellings, will be well designed and reflect the distinctive character of the … villages .... All applicants will be required to demonstrate that development: is of high quality design and layout and includes appropriate landscaping and greenspace; …does not cause significant harm to the amenities of existing nearby residents … including taking account of the impact on privacy, outlook, daylight and sunlight …”  This proposal will significantly impact on the amenities of nearby residents and in particular on their outlook, daylight and sunlight as it proposes a significant increase in height and proximity of exterior walls to the western flank of such neighbours.  DP 35 Conservation Areas – “Strategic Objectives: To promote well located and designed development that reflects the District’s distinctive towns and villages, … To protect valued characteristics of the built environment for their historical and visual qualities; and To support and enhance the attractiveness of Mid Sussex as a visitor destination. Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character; Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area”   The open nature of the eastern side of this site, where it abuts the Conservation Area, would become almost wholly built up under the current proposal, detracting from the visual quality of the outlook towards the conservation area and further urbanising the Area of Townscape Character in which it is located.   In conclusion, LPC has no fundamental objection to the redevelopment of this site provided that it is not detrimental to the setting of the Conservation Area, does not impact negatively on neighbours and contributes positively to the housing mix required by Lindfield’s residents. Unfortunately, this proposal fails on all counts and should therefore be declined. | | | | | |

D. Parsons

**David Parsons**

**Deputy Parish Clerk**

cc: All Parish Councillors; WSCC Cllr Garry Wall; MSDC Cllrs Jonathan Ash-Edwards (Leader), Andrew Lea and Anthea Lea; Lindfield Preservation Society

The next Planning and Traffic Committee meeting is scheduled for Tuesday 13th July 2021 and is expected to be cancelled, with decisions instead agreed under the Temporary Scheme of Delegation.