

Committee	P&TC
Date	21/10/21
Item	7, 8, and 9

<b>Report:</b>	<b>7. Lindfield Preservation Society – proposing the extension of the Article 4 Direction in the Conservation Area to include business and commercial premises (see paper)</b>
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### **Summary**

An anomaly exists in MSDC's application of Article 4 (under the General Permitted Development Order) to the Lindfield conservation area: homeowners are required to apply for planning permission to alter their property, while commercial premises are not.

### **Background**

This anomaly has led in the High Street to controversial choices of colour schemes for commercial properties that arguably do not harmonise with the historic context.

### **Budget**

None required.

### **Recommended Action**

Support Lindfield Preservation Society's application for an extension of Article 4 to include commercial premises in the conservation area.

Please see attached letter (page 2).

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## Lindfield Preservation Society – Article 4 Proposal Letter



Lindfield  
Preservation  
Society

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14 October 2021

Lindfield Parish Council  
Clock Tower House, Lindfield

Dear Councillors,

### **Design and colour schemes in the High Street and conservation area**

The character of Lindfield High Street, like the conservation area at large, is to some extent protected by an Article 4 directive under the General Permitted Development Order. This requires householders in conservation areas to apply for planning permission if they wish to alter the design or colour scheme of their property. An anomaly exists in Lindfield, however, in that Mid Sussex District Council applies Article 4 to private dwellings only; commercial premises are not regulated. You will no doubt be aware that this has given rise to some controversy in the village about colour schemes chosen for particular commercial properties. The High Street (and the larger conservation area) should in our view be protected as a whole. It is irrelevant whether an individual building is private or commercial and all should be subject to the same design requirements.

We are informed by MSDC's chief enforcement officer that the procedure for extending Article 4 to commercial properties is to ask a ward councillor to approach the District Planning Department with the proposal. We intend to do this, but would like to request the Parish Council's support before proceeding.

We would like also to note that we regard successful businesses as integral to the health of the High Street. Applying the same design requirements to them as to private owners should in no way inhibit the ability of businesses to thrive. Major international retailers routinely manage, after all, to modify their corporate liveries in order to harmonise with sensitive historical townscapes.

We would like ultimately to see the district council adopt a design code for the conservation area, as other planning authorities (e.g. Chichester, Bath, Dover) have done for theirs. This would aid both private and commercial owners in developing appropriate treatments of their properties. This step is, however, for another day. We would like in the first instance to ask for your support in proposing to MSDC that for conservation purposes, all properties in the conservation area be treated in the same way.

Yours sincerely,

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<b>Report:</b>	<b>8. To agree the Terms of Reference for the Cycleways Working Group following discussion at the meeting held on 5th October</b>
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### Summary

Following Item 292.3 of P&TC 5/10/21 the proposed Working Group's Terms of Reference (ToR) are detailed below. Members are asked to approve the ToR.

### Current Position

Membership of the Working Group was agreed to be:

- Cllr Linda Grace
- Cllr Will Blunden
- Cllr Ron Plass

### Budget

None required.

### Way Forward

The proposed Terms of Reference are:-

- Represent the Council by providing one attendee at meetings of the Scaynes Hill - Lindfield Active Travel (SHLAT) Group in furthering the objectives of the Lindfield and Lindfield Rural Neighbourhood Plan (LLRNP), specifically "*The Parish Councils will support proposals ... to establish a dedicated safe cycle route from Scaynes Hill through to the Lewes Road in Lindfield*"
- The Working Group to act as a sounding board for the attending member and as an advisory group to the Council and its Committees. For clarity, SHLAT is leading this sustainable transport initiative and providing its own administrative support.
- Provide the P&TC Committee and Full Council with regular updates of issues discussed and proposals.
- Consider updates and advice for the local community.
- Ascertain costings for any projects/ideas generated by SHLAT and seek approval of any potential expenditure from the appropriate committee and / or Full Council.
- Provide recommendations to the relevant council committee for consideration and consider the need to incorporate such in council business plans or budgets.
- Subject to Committee and/or Full Council approval, support SHLAT in implementing projects and ideas.
- Monitor progress with achieving the goal set out in the LLRNP, and subsequent projects and ideas approved by Lindfield Parish Council.
- Liaise with third parties as appropriate.

### Recommended Action

1. Agree the ToR as detailed above

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<b>Report</b>	<b>9. To Consider whether a response is required to The Local Government Boundary Commission for England's draft recommendations for Mid Sussex District Council (stage closes 8 November 2021)</b>
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### **Summary**

The Boundary Commission's Draft Proposals have been circulated to Councillors and P&TC is asked to decide whether any further comment by Lindfield Parish Council is appropriate.

### **Background**

In June 2020 Lindfield Parish Council provided the following comments:-

Lindfield Parish Council believes that the existing ward boundary and level of representation is the right balance for our community. We would like to see the existing arrangements continue. The current ward boundary includes all of Lindfield village. Elements of the village are split between two separate parish councils. The village has grown considerably over the past decade with additional development planned on Scamps Hill. Parishioners of both Lindfield Rural Parish Council and Lindfield Parish Council use resources within each others areas and we believe this commonality is best served by a single district ward that covers all of Lindfield. Resources used by residents of both parishes include the High Street shops, primary schools, village hall and recreation areas such as Lindfield Common. Many of these facilities are used by Lindfield Rural residents who have moved into the various new built estates that are close to the parish boundary lines. The village would best be served by a district ward that retains the existing boundary. This would help promote and maintain the character of the village.

### **Current Position**

The Draft proposals include expanding Lindfield ward to include the area around Birchen Lane and Sunte Park and reducing the number of councillors to two from the existing three.

### **Budget**

None required.

### **Way Forward**

Councillors to consider whether a response to the draft proposals is appropriate.

### **Recommended Action**

1. Provide no further comments, recognising the arguments put forward in the Boundary Commission's proposals.

**David Parsons**  
**Deputy Parish Clerk**

20<sup>th</sup> October 2021