

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday **21st February 2023** in the King Edward Hall, Lindfield.

P&TC Members:

Parish Councillors: Mr R Plass (Chair)*
Mrs M Hersey (Vice - Chair)*
Mr W Blunden
Mrs L Grace
Mrs A Matthews*
Mr J Stevens
Mrs V Upton
Mr C Wood
Mr I Wilson
* Denotes absent from meeting

In attendance: Mr D Parsons (Deputy Parish Clerk)

The Meeting commenced at **20:00**.

505. Welcome

505.1 In the absence of the P&TC Chair or Vice Chair, Cllr Blunden as Council Chair welcomed attendees and invited members to elect a Chair for the meeting. Cllr Upton proposed Cllr Stevens, seconded by Cllr Blunden. All **agreed** and Cllr Stevens took the Chair.

506. Apologies

506.1 Apologies from Cllrs Plass, Hersey and Wood were received and accepted.

507. Declarations of Interest

507.1 None.

508. Approval of Minutes

508.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 31st January 2023 had previously been circulated and sought any members comments. Committee **agreed** that the Chair should sign the Minutes as a true record of the meeting.

509. Questions/comments from members of the public

509.1 None.

510. Planning Applications and other matters referred to the Parish Council by Mid Sussex District Council (MSDC) for consideration

Appendix One shows the application details and agreed responses.

For each application, the observations of the members who had specifically studied the plans were read out and any public comments received, before discussion by the Committee, as summarised below (where applicable). For applications where the Lindfield Society (LS) had no comments, or their view was 'No objection' this is not recorded.

511. 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.

511.1 **DM/22/3372 Pear Tree House, 30 High Street** Fig Tree - reduce by 1.5 metres and thin by 20%. Yew tree 1 - reduce branches overhanging parking area by no more than 2 metres. Yew tree 2 (growing over summer house) fell to just above ground level. **MSDC REFUSES** to grant consent for the following reason(s): 1. The tree has high amenity value and contributes to the value of the Conservation Area. No valid justification has been made for its loss. The proposal is therefore contrary to Policy DP37 of the Mid Sussex District Plan 2014 – 2031. Lindfield Parish Council raised no objections.

511.2 **DM/22/2569 Lynn Hatch, 31 High Street** Replace existing garage with larger garage and private workshop. Construction of a single storey rear extension, roof lights to rear main roof, new porch to serve rear entrance, gated entrances to both side accesses to the rear garden and installation of air source heat pump. (amended plans received 16/11). **MSDC REFUSE** to permit

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the above development as shown in the submitted application and plans. The reasons for the Council's decision are:- The proposed replacement garage/workshop building is considered to cause a harmful impact on the character and appearance of the Lindfield Conservation Area. It would result in less than substantial harm to the heritage asset. The public benefits are very limited and do not outweigh this harm and therefore the proposed development is considered contrary to the requirements of District Plan Policies DP26 and DP35 and paragraph 202 of the NPPF. Lindfield Parish Council raised no objections to this proposal subject to MSDC's satisfaction that the Air Source Heat Pump will not create anti-social noise issues for neighbouring properties and the Conservation Officer's satisfaction with the scheme.

511.3 Cllr Blunden considered that the location of this proposal, at the edge of the private Co-Op car park with a wide array of premises and a bin area made the refusal difficult to understand.

511.4 **Changes to the National Policy Planning Framework.** In the light of the communications from WSALC and CPRE previously shared with Councillors, a response will be issued under the Delegated Authority before the 2nd March deadline.

511.5 **EV Charging Points in Appledore Gardens** WSCC had confirmed that in the light of comments received this scheme will not proceed.

511.6 Members **noted** the above developments.

512. TRO Update

512.1 **Backwoods Close Waiting Restrictions** Following approval under the delegated authority, the following response has been provided to WSCC: "*Lindfield Parish Council has considered all available aspects surrounding this proposal and now considers that the addition of double yellow lines would be inappropriate. Separately, a TRO in respect of parking on Black Hill is being considered and following the conclusion of that process, it may be appropriate to review the situation in relation to Backwoods Close in the future.*"

512.2 **The Wilderness** – it is understood that WSCC are assessing the responses to the formal consultation before deciding whether to implement the scheme.

512.3 **Black Hill** – it is understood that WSCC will be undertaking a formal consultation on a proposal for double yellow lines on both sides of Black Hill from the mini roundabout to the traffic lights at Hickmans Lane.

512.4 **Lewes Road** – following a useful meeting with HHTC, it is anticipated that subject to conversations with County Councillors that either a new TRO application will be submitted or the previous one submitted by a village resident will be updated.

512.5 Members **noted** the above developments.

513. Cycleways Update

513.1 Cllr Grace advised SHLAT have requested both LPC's and LRPC's support to seek allocation of future S106 monies towards the schemes outlined. At the present time there are three schemes mentioned, with costs spanning £0.5-1m. None of the schemes provides a route through to Lindfield as all appear to end at Walstead, leaving cyclists to make their own route thereafter.

513.2 Members **noted** this development and considered that once a specific scheme/proposal is proposed, an assessment would need to be made of its likely deliverability and cost, against the background of priorities for both LPC and WSCC Highways. Given the proposed scheme's location, Lindfield Rural Parish Council's views would also need to be understood.

514. Outstanding Action Points

Committee **noted** the current and closed matters.

515. Matters Arising.

515.1 None.

The meeting closed at 20:28.

The next P&TC Meeting is scheduled for Tuesday 14th March 2023
at 8pm in the King Edward Hall.

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Appendix One – Responses to Planning Applications received from Mid Sussex District Council

Item	Year	Reference	Property	Street	Proposal
1	2023	0187	17	Sunte Avenue	Proposed porch extension, single storey and double storey rear extensions. Internal alterations
RESPONSE: Lindfield Parish Council has no objections to this application.					
2	2023	0245	Land Adjacent To	The Welkin	G1 3 x Plane trees on green area next to garages and sub station - crown lift to 2.5 metres. T1 Horse Chestnut on green area opposite - crown lift to 2.5 metres
RESPONSE: Lindfield Parish Council has no objections to this application.					
3	2023	0232	14	West Common	Single storey side and rear extension with porch extension
RESPONSE: An updated application has since been received and will be considered at LPC P&TC 14/3/23.					
4	2023	0249	34	Blackthorns	Demolish existing garage. Erect a ground and first floor side extension. and a new front porch. Replace all existing windows. Attach new solar panels to rear.
RESPONSE: Lindfield Parish Council has no objections to this application, subject to matching materials being used..					
5	2022	1190	12	Denmans Close	Single storey garden room side extension (Amended plans received 12.05.2022) (Tree information received 15.12.2022 and 05.01.2023. Revised plans received 30.01.2023 and 01.02.2023)
RESPONSE: Lindfield Parish Council considers that its response to the previous application DM/21/4029 remains apposite in respect of this latest application..					
6	2023	0209	17	Portsmouth Wood Close	T1 Hornbeam -cut back to boundary line, 2.5 metres. T2 Hornbeam- Over no. 17 Portsmouth Wood Close -crown lift to 6 meters high, above 6 meters high reduce branch length by 2.5 metres. No reduction to top height of the tree. T3 Oak- reduce branch length over no. 17 Portsmouth Wood Close by 2.5 metres T4 Beech -crown lift to 9 metres in height, 2 metre branch length..
RESPONSE: Lindfield Parish Council has no objections to this application.					
7	2023	0328	9	Portsmouth Wood Close	(T1) Oak - Reduce top of crown by approximately 1.5 meters, also reduce sides of south section around 2.5 meters and lightly reduce east and west side 1.5 meters max. Nothing off north side. Crown lift 2 branches at around 7.5 meters back to stem, and remove all lower epicormic growth
RESPONSE: Lindfield Parish Council has no objections to this application.					

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Item	Year	Reference	Property	Street	Proposal
8	2023	0316	Old Barn Studio	Chaloner Road	Proposed single storey rear extensions. 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.
RESPONSE: no response submitted.					
9	2022	3416	Pear Tree Cottage, Old Place	High Street	Demolish existing detached garage. Proposed rear and side extension and replace existing glazing with Heritage double glazed units and addition of an Air Source Heat Pump. Amended plans received 24.01.2023 showing revised kitchen window. Amended Plans received 09.02.2023 showing alterations to height and profile of boundary wall.
RESPONSE: Lindfield Parish Council has no objections to this application, subject to obtaining a Party Wall Agreement and confirmation from a structural engineer that the boundary wall will be left in a stable condition following the removal of the garage.					
10	2022	3457	Pear Tree Cottage, Old Place	High Street	Demolish existing detached garage. Proposed rear and side extension and replace existing glazing with Heritage double glazed units and addition of an Air Source Heat Pump. Amended plans received 24.01.2023 showing revised kitchen window. Amended Plans received 09.02.2023 showing alterations to height and profile of boundary wall.
RESPONSE: Lindfield Parish Council has no objections to this application, subject to obtaining a Party Wall Agreement and confirmation from a structural engineer that the boundary wall will be left in a stable condition following the removal of the garage.					

Notes:

1. Lawful Development Certificate (LDC) applications - no response will normally be provided.
2. Where application addresses are listed more than once with different reference numbers but the same description, this indicates that more than one type of planning application is required for the work (e.g., both a Householder or Full application and Listed Building Consent)