

Lindfield Parish Council

Minutes of the **PLANNING AND TRAFFIC COMMITTEE** meeting held on
Tuesday 4th April 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**.

527. Apologies

527.1 Apologies from Cllrs Hersey, Wood and Mathews were received and accepted.

527.2 WSCC Ward Member Garry Wall sent his apologies.

528. Declarations of Interest

528.1 Cllr Blunden advised that he owned the property next door to item 2 in Appendix One and would not therefore comment on this application.

529. Approval of Minutes

529.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 14th March 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.

530. Questions/comments from members of the public

530.1 None.

531. 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.

532. 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.

532.1 **DM/23/0065 Finches Corner** – outline application for new bungalow. MSDC had refused permission citing the contrived and unsympathetic nature of the proposal, being out of keeping with the spacious green character and pattern of the location. LPC had raised no objections.

532.2 **DM/22/1190 12 Denmans Close** – single storey garden room side extension. MSDC had granted permission for this application. LPC objected to the overbearing nature of the proposal leading to overdevelopment of the site, further being unneighbourly in its impact.

532.3 **DM/22/3791 Common Land at Lindfield Bowling Club, Backwoods Lane** – application from LPC for the construction of a public convenience. MSDC had granted permission.

532.4 Members **noted** these decisions and expressed concern at a perceived inconsistency. Accordingly seeking a future meeting with MSDC to understand current thinking.

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533. TRO Update

533.1 **Black Hill** – It was reported that the public consultation had started, and developments are awaited.

533.2 **Lewes Road** – the new Consultation has been submitted to WSCC and developments are awaited. Cllr Jonathan Ash-Edwards (MSDC, Lindfield and Council Leader) reconfirmed his support and Cllr Garry Wall (WSCC, Lindfield and High Weald) has expressed his support to see this scheme implemented to Cllr Joy Dennis (WSCC, Hurstpierpoint and Bolney, Cabinet Member for Highways and Transport)

533.3 Members **noted** the above developments.

534. Cycleways Update

534.1 Cllr Grace advised that SHLAT have been provided with outline costings of £950k for their proposals and are in discussion with the Walstead Place developers about ensuring that pathways are built to accommodate cycle users too. Lindfield Rural Parish Council (LRPC) are due to consider the group's proposal to divert all appropriate S106 monies towards their scheme. It is understood that a new member of staff is awaited at WSCC to seek to progress the scheme.

534.2 Members **noted** the current position.

535. Outstanding Action Points

Committee **noted** the current and closed matters. Further that LRPC have been asked for their views on updating the Neighbourhood Plan.

536. Matters Arising.

536.1 None.

The meeting closed at 20:15.

The next P&TC Meeting is scheduled for Tuesday 25th April 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	0665	49	Saville Road	New single storey rear/side extension and a new first floor extension over the existing garage to also include a two storey addition adjacent to the garage.
RESPONSE: Lindfield Parish Council has no objections to this application.					
2	2023	0666	Grace Cottage / 52	Meadow Lane	Erection of a single storey rear extension extending beyond the rear wall of the original house by 5.5m, to a maximum height of 3.5m and the height of the eaves to 2.7m
RESPONSE: Lindfield Parish Council has no objections to this application.					
3	2023	0729	18	Blackthorns	Proposed porch to the front of the property. 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.					
4	2023	0732	Cleveleys / 49	Hickmans Lane	Enlargement of existing side attached garage and utility room.
RESPONSE: Lindfield Parish Council has no objections to this application.					
5	2022	3695	Marlow House / 107	High Street	Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built threebay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting. . (Amended plans received on 17th March 2023)
RESPONSE: Lindfield Parish Council has no objections to this application, subject to MSDC Conservation Officer's satisfaction with the issues raised in the Heritage Statement.					

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Item	Year	Reference	Property	Street	Proposal
6	2022	3694	Marlow House / 107	High Street	Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built threebay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting. . (Amended plans received on 17th March 2023)
RESPONSE: Lindfield Parish Council has no objections to this application, subject to MSDC Conservation Officer's satisfaction with the issues raised in the Heritage Statement.					
7	2023	0773	44	Savill Road	T1 Oak - Thin lower crown by 25%, Remove large deadwood from entire crown.
RESPONSE: Lindfield Parish Council has no objections to this application.					
8	2023	0737	11 & 12	Dukes Road	T1 Fir - Fell. T2 Laurel and Fir - reduce back to the boundary and top out by up to 2m. T3 Willow - reduce crown on lawn side by up to 2m. T4 Holly - reduce crown by up to 3m.
RESPONSE: Lindfield Parish Council has no objections to this application.					

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)