

# Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE** meeting held on Tuesday **8<sup>th</sup> August 2023** in the King Edward Hall, Lindfield.

## **P&TC Members:**

Parish Councillors: Mrs V Upton (Chair)  
Mrs A Matthews (Vice-Chair)  
Mrs A Beecroft  
Mr W Blunden (joined the meeting at item 59)  
Mrs I Burns  
Mrs L Grace  
Mr S Nisbett\*  
Mr T Webster\*  
Mr I Wilson\*  
Mr D Woolley  
\* Denotes absent from meeting

**In attendance:** Two members of the public  
Mr D Parsons (Deputy Parish Clerk)

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

## **51. Apologies**

51.1 Apologies from Cllrs Nisbett, Webster, and Blunden were received and accepted.

## **52. Declarations of Interest**

52.1 The Chair and Cllr Beecroft advised that they both had an interest in the planning application shown in Appendix One, No 8, being members of All Saints Church.

## **53. Approval of Minutes**

53.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 18<sup>th</sup> July 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.

## **54. Questions/comments from members of the public**

54.1 None.

## **55. Planning Applications and other matters referred to the Parish Council by Mid Sussex District Council (MSDC), West Sussex County Council (WSCC) 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.

55.1 **DM/23/1963 Wincote, 63 High Street.** This item was heard first as the applicant was attending the meeting. Ms Taylor noted that there had been several applications to MSDC on the replacement windows and emphasised that both Conservation Area and Listed Building considerations were key in the approach adopted to improving this property's condition. However, last winter, despite significant costs expended on heating, it had not proved possible to raise temperatures above 16°C in colder spells. Accordingly, following significant internal improvements to insulation, the replacement of windows with a system where glazing bars etc would closely match the existing units and improve the situation both thermally and acoustically, was considered essential. Ms Taylor could not understand MSDC's approach to this matter and highlighted several other locations where this glazing system had proved acceptable within conservation areas. She recognised that the microdots are a feature of the glazing system but considered that they do not materially affect the overall street view, noting also that the next-door property had a UPVC glazing system. Committee **agreed** that no objections should be raised and noted the lengths to which the applicant had gone to undertake improvements sensitively to the location. Ms Taylor left the meeting after this item.

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- 55.2 **DM/23/1871 – Malling Priory, 88 High Street.** Cllr Burns was concerned at the removal of several mature trees, noting that this appeared to be against the direction of travel of increasing guidance to plant more trees, notwithstanding that a significant number of new trees and shrubs were detailed in the design plan. Cllr Woolley observed that it takes 50 years for a new tree to establish a similar ecological infrastructure to that of a mature tree. Members noted that one of the trees in question was reported as diseased and another as affecting foundations and **agreed** a response of 'no objections.'
- 55.3 **DM/23/1818 Malling Priory, 88 High Street.** Cllr Woolley was concerned at the lack inclusion of renewables (e.g. Solar power, EV Chargers or rainwater harvesting) in the extensive plans for these works, highlighting MSDC's DP 39 and 42 relating to Sustainable Design and Construction, and Water Infrastructure and the Water Environment respectively. Committee **agreed** that this should be raised in the response to MSDC and that LPC should consider an appropriate policy to factor in environmental considerations when considering planning applications.
- 56. To receive reports on any significant planning decisions or issues** made by MSDC, West Sussex County Council (WSSC) or other authority for consideration and to agree any further action which may need to be taken before the next scheduled meeting.
- 56.1 None.
- 57. Report on any issues addressed under the councils Scheme of Delegation** and to consider further action required, if any.
- 57.1 None
- 58. Appeal Site B, Land at the entrance of Green Meadows**
- 58.1 Committee **agreed** to submit the proposed response to the Planning Inspectorate.
- 59. TRO Updates**
- 59.1 **Black Hill** – it was confirmed that this scheme has been approved and WSSC hope to implement it before the new school year starts.
- 59.2 **Lewes Road** – An update from WSSC Cllr Garry Wall is awaited. Members **noted** the above developments.
- 60. Real Time Passenger Information (RTPI) Update**
- 60.1 The report was **noted** and it was **agreed** that LPC should await the outcome of WSSC's deliberations on individual sites before considering any further activity.
- 61. Gatwick Airport Second Runway Proposals**
- 61.1 The report was **noted** and members awaited further consultation by the Planning Inspectorate. Cllr Grace hoped that WSALC would be providing guidance in due course.
- 62. Outstanding Action Points**
- 62.1 Members **noted** the current outstanding items.
- 63. Matters Arising (for noting or deferral to a future meeting only)**
- 63.1 Cllr Grace advised that SHLAT's study has been finalised, that WSSC Cllr Garry Wall has been advising the group, and that S106 funding for ~50% of the project costs had been allocated, which therefore meant that the project is more likely to be feasible. She noted that both Mid and West Sussex score poorly in the sustainable travel rankings, which may also enhance the scheme's chances of progress.
- 63.2 The Deputy Parish Clerk advised that the Government has published three 'Consultations on Proposed Changes to the Planning System' with deadlines of 25<sup>th</sup> September, 18<sup>th</sup> October, and 19<sup>th</sup> September, which would be added to the next suitable PTTC agenda. Members **noted** these matters.

The meeting closed at 20:30.

The **Planning, Transport and Traffic Committee next meets on Tuesday 29<sup>th</sup> August 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	1831	Medlands	Black Hill	T1 Lawson Cypress - Fell. T2 Lawson Cypress - Fell
<b>Response:</b> Lindfield Parish Council has no objections to this application.					
2	2023	1872	Malling Priory / 88	High Street	Hollies X2 (T1 and T3) - Fell, Yew Tree (T6) - Fell, Walnut x1- (T13) - Fell, Lime x1 (T17) - Fell
<b>Response:</b> Lindfield Parish Council has no objections to this application.					
3	2023	1817	31	Backwoods Lane	Proposed extension and alterations comprising a single storey extension to the rear, with roof windows and sun tubes, and insertion of roof window in the front roof slope, over the front door.
<b>Response:</b> Lindfield Parish Council has no objections to this application.					
4	2023	1818	Malling Priory / 88	High Street	Installation of new gardens including pool, decking and parking.
<b>Response:</b> Lindfield Parish Council has no objections to this application. However, noting the likely increased energy usage, in particular from the new pool and outdoor lighting plans, wonder whether consideration of sustainable design elements (e.g. solar PV, EV charging and rainwater harvesting) supporting the ethos of DP39 and 42 could be incorporated in the scheme.					
5	2023	1819	Malling Priory / 88	High Street	Installation of new gardens including pool, decking and parking.
<b>Response:</b> Lindfield Parish Council has no objections to this application.					
6	2023	1862	3	Chestnuts Close	Hip to gable roof extension and an enlargement of an existing dormer to the rear. Three new side windows with obscured glass. 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.
<b>Response:</b> No response submitted.					

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Item	Year	Reference	Property	Street	Proposal
7	2023	1909	Hickmans Lane Pavilion	Hickmans Lane	Ground floor extension to the south of the existing build with a wrap-around terrace
<p><b>Response:</b> Lindfield Parish Council has no objections to this application. However, would ask that MSDC consider whether sustainable design elements (e.g. solar PV, EV charging and rainwater harvesting) supporting the ethos of DP39 and 42 can be incorporated in the scheme. Additionally, recognising the comments within the Arboricultural Survey, that the use of high vehicles is avoided to remove any requirements for crown lifting.</p>					
8	2023	1965	The Vicarage / 137	High Street	T1 Cypresses - Fell. T2 Willow - Crown reduction by 6m. T3 Hazel - Cut back limbs by 3m.
<p><b>Response:</b> Lindfield Parish Council has no objections to this application.</p>					
9	2023	2023	1963	Wincote / 63	High Street
<p><b>Response:</b> Lindfield Parish Council has no objections to this application, noting the significant efforts by the applicant to appropriately address the insulation issues for this property.</p>					
10	2023	2023	1962	Wincote / 63	High Street
<p><b>Response:</b> Lindfield Parish Council has no objections to this application.</p>					

**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)