

# Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE (PTTC)** meeting held on Tuesday 17<sup>th</sup> September 2024 in the King Edward Hall, Lindfield.

## PTTC Members:

Parish Councillors:

Mrs V Upton (Chair)	Mrs I Burns
Mr T Webster (Vice-Chair)	Mr S Nisbett
Mrs A Matthews	Mr I Wilson
Mrs A Beecroft	Mr D Woolley
Mr W Blunden	

\* Denotes absence from the meeting

**In attendance:** Mr D Parsons (Deputy Parish Clerk)

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

## 256. Apologies

256.1 None.

## 257. Declarations of Interest

257.1 Cllr Upton advised that the applicants for planning applications DM/25/2055 and 2015 relating to Townlands, 143 High Street are friends and therefore she would not participate in any discussion relating to these.

## 258. Approval of Minutes

258.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 27<sup>th</sup> August 2024 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.

## 259. Questions/comments from members of the public

259.1 None.

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

260.1 **DM/24/2044 Townlands, 143 High Street** - G1 Sycamores - crown raise above garages by approximately 5 meters. Members acknowledged the limited options available to the Local Planning Authority when dealing with requests relating to Trees in a Conservation Area (TCA) and consequently the reliance on MSDC's Tree Officers to either raise no objection or apply a Tree Preservation Order (TPO), where appropriate. In the absence of an evident rationale for the proposed crown raising, and the potential impact of doing so on the outlook for neighbouring properties, Committee **agreed** that the response should highlight its concerns.

260.2 **DM/24/2086 Mayerling, Black Hill** - T2 - Sycamore - Fell - due to possible tree root invasion into property foundation, damage by leaves, sap and overall concern for size and span of branches to property and residents. Members were concerned at the prospect of felling an apparently healthy tree based on "...possible tree root invasion..." without any professional report to underpin such assertion. Committee **agreed** that the response should highlight its concerns.

261. **To receive reports on any significant planning decisions** or issues made by MSDC, WSSC or other authority for consideration and to agree any further action which may need to be taken before the next scheduled meeting.

261.1 **AP/24/0044 (DM/24/0446)– Land Off Scamps Hill, Scaynes Hill Road** The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. The Deputy Parish Clerk advised that the appeal centred on MSDC not having made a decision within the appropriate period. Cllr Webster highlighted that this is fundamentally an application for access to the site, with all other matters reserved, and that

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Lindfield Rural Parish Council had recently reiterated its objections, in particular the likely environmental impact on hedgerows if such were to be removed as extensively as was seen at the nearby and current Walstead Place development. Committee **agreed** that no further response was required in the light of the objections that the council has already submitted.

261.2 **Consultations:**

- a) **National Policy Planning Framework** (Closes 24/9/24)
- b) **MSDC Statement of Licensing Policy 2025** (Closes 29/9/24)
- c) **MSDC Pavement Licence Policy** (Closes 29/9/24)
- d) **MSDC Taxi Licensing Policy** (Closes 29/9/24)

Committee **agreed** that it had no comments to add in respect of these consultations.

**262. Report on any issues addressed under the councils Scheme of Delegation** and to consider further action required, if any.

262.1 None

**263. Budget Report**

263.1 Committee **noted** the report previously circulated.

**264. Outstanding Action Points**

264.1 Committee **noted** the report previously circulated.

**265. Matters Arising** (for noting or deferral to a future meeting only)

265.1 None

The meeting closed at 20:25.

The Committee next meets on Tuesday 8<sup>th</sup> October 2024

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

Item	Year	Ref	Property	Street	Proposal
1	2024	1797	50	Savill Road	Group of Ash trees in the rear garden with signs of Ash die back to be felled to ground level.
<b>Response:</b> Lindfield Parish Council has no objection to this application.					
2	2024	1860	Land at	Appledore Gardens	Construction of sustainable 3 bed detached house.
<b>Response:</b> Lindfield Parish Council objects to this application, in particular recognising the safeguarding and highway safety issues detailed in the representation letter from Oathall Community College, received by MSDC 13/9/24. Further that the design is not in keeping with the neighbouring properties and would likely adversely affect the outlook from those properties, contrary to DP 26 Character and Design. Additionally, notwithstanding any drainage measures designed for the property itself, its construction is likely to negatively impact on the already problematic flooding issues experienced by neighbouring properties and the Scrase Stream, contrary to DP 41 Flood Risk and Drainage and in particular "... not increase the risk of flooding elsewhere'. If, despite all these issues, planning permission is approved, a detailed and closely monitored Construction Management Plan must be drawn up to manage the movement and parking of construction vehicles to ensure the safety of students, staff, parents and local residents.					
3	2024	1920	35	Blackthorns	Proposed single storey extension to garage area at front of property and alterations to fenestration and doors to the rear elevation.
<b>Response:</b> Lindfield Parish Council has no objection to this application.					
4	2024	2044	Townlands / 143	High Street	G1 Sycamores - crown raise above garages by approximately 5 meters.
<b>Response:</b> Lindfield Parish Council (LPC) is concerned that there is no evident reason for the proposed crown raising (e.g. disease, dangerous limbs or root damage to property) to these specimen trees and that the works will reduce the contribution made by the trees to the pleasing outlook from nearby properties. LPC therefore seeks MSDC's Tree Officer's appropriate consideration as to whether to apply a Tree Preservation Order.					
5	2024	2052	44	Finches Gardens	Thuja - Crown lift to 3 metres and top the tree by 3 metres.
<b>Response:</b> Lindfield Parish Council has no objection to this application.					
6	2024	2086	Mayerling	Black Hill	T2 - Sycamore - Fell - due to possible tree root invasion into property foundation, damage by leaves, sap and overall concern for size and span of branches to property and residents.
<b>Response:</b> Lindfield Parish Council (LPC) is concerned that there is no specific reason or professional report to underpin the proposed felling of this tree, other than the stated possibility of tree root invasion. LPC therefore seeks MSDC's Tree Officer's appropriate consideration as to whether to apply a Tree Preservation Order.					
7	2024	2104	Fivestones / 2	Little Black Hill	2 x Lawson Cypress – Fell.
<b>Response:</b> Lindfield Parish Council has no objection to this application.					

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8	2024	2115	Townlands / 143	High Street	T1 Copper Beech - Fell, as infected with Meripilus Giganteus initially found 3 years ago now softening the roots and causing significant dieback in the upper crown, T2 Ginkgo Biloba - Fell, as dead.
<b>Response:</b> Lindfield Parish Council has no objection to this application.					
9	2024	2187	The Barn	Hickmans Lane	(T1) Indian Beam - reduce crown by 1-1.5m. (T2) Ginko Tree - reduce crown by 2-3m
<b>Response:</b> Lindfield Parish Council has no objection to this application.					
<b>Notes:</b> 1. Lawful Development Certificate (LDC) applications (“...an application to establish whether the development is lawful...”) - 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)					