

Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE (PTTC)** meeting held on Tuesday 25th June 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**.

214. Apologies

214.1 Apologies were received from Cllrs Upton, Matthews, Blunden and Burns and the reasons accepted. Cllr Webster chaired the meeting.

215. Declarations of Interest

215.1 None advised.

216. Approval of Minutes

216.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 4th June 2024 had previously been circulated and sought any members comments. Members **agreed** that the Chair should sign the Minutes as a true record of the meeting.

217. Questions/comments from members of the public

217.1 None.

218. 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).

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

219.1 **DM/24/1161 Hickmans Lane Pavilion** – Cllr Beecroft commented that MSDC's Facilities and Project Surveyor had responded to LPC's sustainability comments and, in particular, that a decision had been made not to incorporate solar panels recognising (likely) damage from footballs and cricket balls, as well as the possibility of theft from the low-lying flat roof.

219.2 **DM/24/0877 Lindfield Bowling Club** – permission had been given by MSDC for the new water storage facility without the requirement for rainwater harvesting recommended by LPC. Committee **noted** these developments.

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

220.1 None

221. Budget Report

221.1 The Deputy Parish Clerk advised that one of the council's SIDs was not retaining data and it is expected that the maintenance budget would therefore be required to assist in resolving this. Committee **noted** this and the report previously circulated.

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222. Lindfield Pond

222.1 Committee **noted** the report previously circulated outlining WSCC's decision not to maintain the outer or roadside white posts and metal rails in the future. It was **agreed** that this issue should be discussed at Full Council to consider next steps.

223. Lewes Road TRO

223.1 Committee **noted** the previously circulated report and **agreed** that the near miss monitoring system should be progressed, recognising widely held concerns about traffic at the Lewes Road/High Street junction.

224. Outstanding Action Points

224.1 Committee **noted** the action points report previously circulated and **agreed** that the existing items relating to the near miss monitoring system could be considered complete (see item 223).

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

225.1 Cllrs Nisbett and Webster advised that the SHLAT group were disappointed at the lack of progress in respect of widening the pathway through the Lindfield Meadows site to 3m, from its planned 1m width. Whilst the developer, Vistry, was happy to accommodate this, funding hasn't yet been identified and a meeting is planned between SHLAT and MSDC in respect of potential S106 monies. It also appears that there is a potential problem with the route passing into the Heathwood Park site, which is in private ownership. Vistry has advised that pathway works will start in October.

Committee **noted** these developments.

The meeting closed at 20:50.

The Committee next meets on Tuesday 16th July 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	1291	9	Shenstone	T2 Quercus Robur - reduce 3 lower limbs by 2m. T3 Quercus Robur - reduce 5 lower limbs by 2m.
Response: Lindfield Parish Council has no objection to this application					
2	2024	1285	11	Savill Road	Proposed rear first floor infill extension and associated internal refurbishments.
Response: Lindfield Parish Council has no objection to this application					
3	2024	0265	29	High Street	Demolition of existing single storey rear/ side extension and construction of rear single storey extension. Increased sill of window at first floor to rear elevation. Reconstruction of chimney to match existing. Increase in basement footprint. Associated internal and external alterations. (Amended Plans and Description 29.05.2024)
Response: Lindfield Parish Council notes the amended plans and its previous response. The Council will defer to the judgement of the Conservation Officer as to the appropriateness of the application in the Conservation Area.					
4	2024	0987	Marlow House / 107	High Street	Retrospective application to re-build the chimney after work commenced on previous application DM/22/3694, where chimney crumbled away.
Response: Lindfield Parish Council has no objection to this application					
5	2024	1307	35	Beckworth Lane	Proposed rear single and double storey extension with front dormer.
Response: Lindfield Parish Council objects to this proposal which it considers to be an overdevelopment of the existing property, likely to be overbearing to the immediate neighbours and having potential privacy implications through overlooking windows (no plans have been provided in this regard).					
6	2024	1283	35	Compton Road	Proposed side and rear extension to ground floor and the addition of a dormer and roof lights to upper floor with minor internal alterations.
Response: Lindfield Parish Council has no objection to this application					
7	2024	1279	34	Finches Park Road	Proposed single and two storey, rear and side extensions. Infill of existing entrance canopy to form internal porch. New doors and windows
Response: Lindfield Parish Council has no objection to this application					
8	2024	1382	Lime Trees / 104	High Street	Yew Trees x3 (G1) - Reduce and Reshape Crowns by 1 metre.
Response: Lindfield Parish Council has no objection to this application					
9	2024	1256	38	Blackthorns	Proposed detached, double garage to the front of the dwelling and partial change of use of the integral garage to include a gym. (Revised plan received and updated description agreed 07.06.2024)
Response: Lindfield Parish Council does not consider that the 7/6/24 revised plan changes the objections set out in its previous response.					

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Item	Year	Ref	Property	Street	Proposal
10	2024	1158	13	Backwoods Lane	Proposed single storey side and rear extension, with loft conversion to include extended roof with side gable and front and rear dormers, following partial demolition of rear single storey element.
Response: Lindfield Parish Council has no objection to the design of this proposal but is concerned at the loss of another bungalow in the village, further denuding the mix of "... housing types to suit smaller households" which was noted as a weakness in the Lindfield and Lindfield Rural Neighbourhood Plan (section 2.07).					
11	2024	1384	Land Opposite Mulberry Cottage And Sundial Cottage Old Place	High Street	Demolition of existing single garage and construction of a two bay car barn on the site of the demolished single garage and one of the adjacent parking places. Addition of integrated solar panels on southern roof slope of new car barn to match clay tiles.
Response: Lindfield Parish Council has no objection to this application					
12	2024	1459	Finches Corner	Hickmans Lane	Oak (T1) - Crown reduce by 4-5 metres to suitable growth points
Response: Lindfield Parish Council has no objection to this application					
13	2024	1455	The Old Store / 61	Sunte Avenue	Roof extension comprising new dormers to the rear roofs and new roof windows to the front roof 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					
14	2024	1161	Hickmans Lane Pavillion	Hickmans Lane	Variation of condition no. 2 relating to planning application DM/23/1909 - to amend the approved plans to allow for design changes. Amended Plans received 07.06.2024 which alter the Proposed Floor Plan and Proposed Elevations to accommodate Part B Fire regulations requirements, resulting in changes to the east and west entrance door and window layouts and roof amendments.
Response: Lindfield Parish Council has no objections to this variation, subject to MSDC Tree Officer's concerns being addressed.					
15	2024	0887	Cloughs / 27	Sunte Avenue	Prior approval class MA permission to convert the existing shop into 2 residential 1 bed apartments.
Response: Lindfield Parish Council has no objection to this application					
Notes:					
<ol style="list-style-type: none"> 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) 					