

# Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE (PTTC)** meeting held on Tuesday 4<sup>th</sup> 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)  
Lindfield Society

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

## **200. Election of Chair**

200.1 Cllr Blunden in his role as Chair of the Parish Council opened the meeting and sought a proposer for the Chair of PTTC. Cllr Matthews proposed Cllr Upton, seconded by Cllr Beecroft. Members **agreed** that Cllr Upton should be elected Chair of PTTC.

## **201. Election of Vice-Chair**

201.1 The Chair sought a proposer for Vice-Chair. Cllr Matthews proposed Cllr Webster, seconded by Cllr Burns. Members **agreed** that Cllr Webster should be elected Vice-Chair of PTTC

## **202. Apologies**

202.1 None.

## **203. Review Working Groups**

- i. **Electric Vehicle (EV)** – currently Cllrs Burns, Matthews and Woolley  
Members **agreed** that membership should continue as it is.
- ii. **Lewes Road TRO** – currently Cllrs Blunden, Burns, Matthews, Upton and Mr G Turner  
Members **agreed** that membership should continue with the addition of Cllr Webster.
- iii. **Sustainable Transport** - currently Cllrs Grace, Nisbett, Matthews and Upton (SHLAT representatives Cllrs Grace and Nisbett)  
Members **agreed** that membership should continue, with the exception of Cllr Grace who is no longer on the PTTC and that Cllr Nisbett would attend the Scaynes Hill Active Travel (SHLAT) group meetings for LPC.

The Chair noted with thanks the significant time and effort that Cllr Grace had put into liaising with SHLAT over the past few years and keeping the council fully informed. Following his recent decision to stand down, the Chair also took the opportunity to ask the Lindfield Society's representative to thank Gil Kennedy for his substantial contribution to the village during nearly 20 years as Chair of the Society

## **204. Declarations of Interest**

204.1 Cllrs Upton and Beecroft declared an interest in item Appendix One, Item 3 as they are both members of All Saints Church. Cllr Burns declared an interest in item Appendix One, Item 12 and that she would not take part in any discussion on this matter.

## **205. Approval of Minutes**

205.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 14<sup>th</sup> May 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.

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

206.1 None.

## 207. 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).

208. 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.

208.1 Review of Mid Sussex District Council's Local Validation List for Validation of Planning Applications (May 2024) Members **agreed** that no response was required.

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

209.1 Survey Response Transport for the South East Members **noted** the response submitted in response to this survey.

## 210. Budget Report

210.1 Members **noted** the report.

## 211. Neighbourhood Plan

211.1 Members **noted** the meeting note previously circulated and **agreed** that clarification is required from Lindfield Rural Parish Council as to any proposed actions to be able to consider these and the appropriateness of a meeting with MSDC's Senior Planning Policy Officer as to how such actions might be progressed.

## 212. Outstanding Action Points

212.1 Members **noted** the action points report previously circulated and **agreed** that the existing items relating to the Neighbourhood Plan could be considered completed given more recent agenda items in this regard. Further that no further action was required in respect of the treatment of applications for replacement windows in the conservation area and **noted** that the issue relating to Tree Wardens would be presented to either the Environment & Amenities Committee or Full Council at the next suitable meeting.

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

213.1 Members were advised that MSDC were proposing to approve the Bowls Club's application for upgrading their irrigation system, without requiring rainwater harvesting in line with DP39. The application is being considered at MSDC's Planning Committee on Thursday 13<sup>th</sup> June, where the Parish Council could attend and address the committee. Given the timescales the Chair and Vice Chair will consider whether it is possible for either of them to attend the meeting.

213.2 Cllr Blunden wished to thank Cllr Matthews for her work as Vice Chair of PTTC over the last year and members added their appreciation too.

The meeting closed at 20:25.

The Committee next meets on Tuesday 25<sup>th</sup> June 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	1096	The Old Store / 61	Sunte Avenue	Proposed single storey wrap around extension to the rear
<b>Response:</b> Lindfield Parish Council has no objection to this application					
2	2024	1103	26	Barncroft Drive	Proposed single storey rear extension
<b>Response:</b> Lindfield Parish Council has no objection to this application					
3	2023	1332	All Saints Church Office / 122	High Street	Construction of a timber outbuilding (Amended plans received 7 May 2024)
<b>Response:</b> Lindfield Parish Council has no objection to this application					
4	2023	1102	46	Blackthorns	Proposed two storey front, side and rear extension. Proposed rear single storey extension and porch
<b>Response:</b> Lindfield Parish Council has no objection to this application subject to the appropriate consideration of MSDC's District Plan Policy DP 39 Sustainable Design and Construction being given.					
5	2023	1154	The Pavillion	Francis Road	Holly (G4) - Coppice. Ash (T1 and T2) - Fell to ground . Maple (T3) Crown raise by 7 metres.
<b>Response:</b> Lindfield Parish Council has no objection to this application					
6	2024	1162	47	Barncroft Drive	New pitched opening rooflights to existing roof. Rooflights do not project more than 100mm above roof pitch. New stair access to loft space. 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					
7	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 17.05.2024 to include two additional external doors.
<b>Response:</b> Lindfield Parish Council (LPC) has no objection to the slight amendments proposed but is disappointed that MSDC's latest plans have still not taken on board LPC's previous comments relating to sustainable design, despite such also being included as bullet numbers 3 and 4 under "INFORMATIVES" in the Planning Permission granted on 13th September 2023 to the previous application DM/23/1909 and required by MSDC's District Plan policies DP39 and DP42.					

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Item	Year	Ref	Property	Street	Proposal
8	2024	0851	76	Brookway	Remove existing garage door and infill opening. Install UPVC window, clad around window with cement based board. Remove non-load bearing internal walls.
<b>Response:</b> Lindfield Parish Council has no objection to this application					
9	2024	1233	4	Barrington Wood	Purple Norway Maple - Re-Pollard to previous points
<b>Response:</b> Lindfield Parish Council has no objection to this application					
10	2024	1248	29	West Common	Proposed garage conversion, new dormer on catslide and single storey front extension together with associated internal and external alterations
<b>Response:</b> Lindfield Parish Council has no objection to this application					
11	2023	2298	65	High Street	Change of use from Class E to residential dwelling Class C3 to form part of the existing residential property. Proposed and retrospective internal and external alterations including rear gates. (Amended Plans received 14/05/2024 and 20/05/2024)
<b>Response:</b> Lindfield Parish Council has no objection to this application subject to the recommendations of the heritage statement and impact statement being addressed and the satisfaction of MSDC's Conservation Officer					
12	2024	1256	38	Blackthorns	Detached double garage
<b>Response:</b> Lindfield Parish Council (LPC) objects to the proposal to build a new garage in the front garden of this property in front of the established building line, negatively impacting on the street scene, recognising the established open outlook across the wider Blackthorns development, contrary to DP26 Character and Design. It would also significantly reduce the available light to the property's living room, affecting both current and future occupants, given the proximity of the proposed garage wall, and has the potential to negatively impact on the health of the nearby mature oak tree. LPC has no objection to the conversion of the current garage to residential use.					

### Notes:

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)