

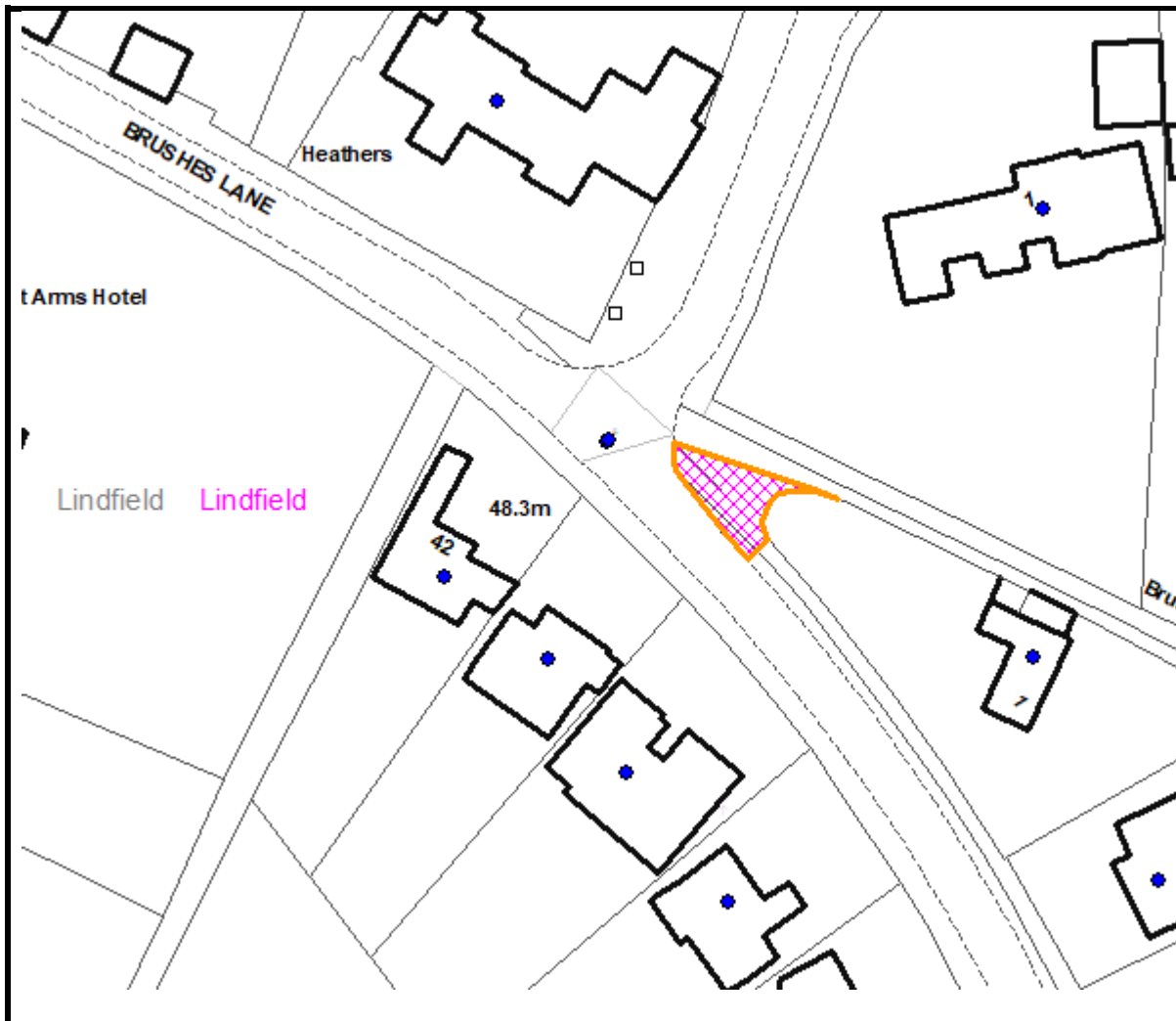
Planning Committee



Recommended for Permission

31st May 2023

DM/23/0447



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Site:	Land Adj. To 1 Dukes Road Lindfield Haywards Heath West Sussex RH16 2JH
Proposal:	Erection of a Waymarker
Applicant:	Mid Sussex District Council
Category:	Minor Other
Target Date:	1st June 2023
Parish:	Lindfield

Ward Members:	Cllr Anne-Marie Cooke / Cllr Cavan Wood /
Case Officer:	Hamish Evans

Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ6D1AKT04L00>

1.0 Purpose of Report

1.1 To consider the recommendation of the Assistant Director and Planning and Sustainable Economy on the application for planning permission as detailed above.

2.0 Executive Summary

2.1 Planning permission is sought for the erection of a waymarker at land adjacent to 1 Dukes Road Lindfield RH16 2JH.

2.2 The application is being reported to planning committee as MSDC are the applicants. The proposal forms one of a number of applications forming part of a wider project aimed at identifying circular walks and features of interest for residents and visitors.

2.3 Planning legislation requires the application to be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the Development Plan and then to take account of other material planning considerations including the NPPF.

2.4 The site lies within the defined built-up area of the village where the principle of development is acceptable under policy DP6 of the Mid Sussex District Plan. It also seeks to encourage the use of existing rights of way within the District.

2.5 Taking into account the modest nature of the proposal, its high-quality design and position the proposal is considered reflect the character and scale of the surrounding buildings and landscape and it would not cause significant harm to the amenities of nearby residents. It is also considered to have an acceptable impact on the character and appearance of the Area of Townscape Character and it would not adversely affect the setting of the Lindfield Conservation Area which lies to the west.

2.6 For the above reasons, the proposal is deemed to comply with policies DP6, DP22, DP26 and DP35 of the Mid Sussex District Plan, policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan, the Mid Sussex Design Guide SPD and the objectives of the National Planning Policy Framework.

3.0 Recommendation

3.1 It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

4.0 Summary of Representations

- 4.1 One third-party representation letter has been received in respect of this application. It objects to the proposal due to the cost of the proposal being better spent on maintaining the existing footpath. It also complains about the maintenance of the footpath.

5.0 Summary of Consultations

5.1 Lindfield Parish Council

Lindfield Parish Council has no objections to this application.

6.0 Introduction

- 6.1 Planning permission is sought for the erection of a waymarker at land adjacent to 1 Dukes Road Lindfield RH16 2JH. The application has been referred to Committee because the District Council is the applicant.

7.0 Site and Surroundings

- 7.1 The application site is located within the Lindfield built up area boundary and an Area of Townscape Character as designated by the Lindfield and Lindfield Rural Neighbourhood Plan. It is also considered to be within the setting of the Lindfield Conservation Area.
- 7.2 The site consists of an informal open space which is the beginning of a public right of way. Dukes Road is located to the south of the site, the Wilderness is located to the west and residential properties are located to the north and east. The public right of way continues to the east. There is a variety of street furniture within the surrounding area including street signs and lamp posts.

8.0 Application Details

- 8.1 Planning permission is sought for the erection of a waymarker at land adjacent to 1 Dukes Road Lindfield RH16 2JH.
- 8.2 The proposal will measure some 0.4 metres in width, 0.2 metres in depth and a total height of 1.6 metres. It would consist of an oak carving which is a decorative piece of public art with local references informing its design and a plaque with a QR code and logo. The design of the proposal is unique and the details that have informed the detailed design of the carving have been submitted within the application. It will be constructed of green oak.

9.0 Legal Framework and List of Policies

- 9.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 9.2 Specifically, Section 70 (2) of the Town and Country Planning Act 1990 states:

'In dealing with such an application the authority shall have regard to:
a) The provisions of the development plan, so far as material to application,

b) And local finance considerations, so far as material to the application, and
c) Any other material considerations.'

9.3 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

9.4 The requirement to determine applications 'in accordance with the plan' does not mean applications must comply with each and every policy, but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.

9.5 Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

9.6 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Lindfield and Lindfield Rural Neighbourhood Plan and the Site Allocation DPD.

9.7 National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan but is an important material consideration.

Mid Sussex District Plan

9.8 The District Plan is up to date and was adopted at Full Council on 28th March 2018.

Relevant policies:

DP6 - Settlement Hierarchy

DP22 - Rights of Way and other Recreational Routes

DP26 - Character and Design

DP35 - Conservation Areas

Mid Sussex District Plan 2021-2039 Consultation Draft

9.9 The District Council is now in the process of reviewing and updating the District Plan. The new District Plan 2021 - 2039 will replace the current adopted District Plan. The draft District Plan 2021-2039 was published for public consultation on 7th November and the Regulation 18 Consultation period runs to 19th December 2022. No weight can be given to the plan at this stage due to the very early stage that it is at in the consultation process.

Lindfield and Lindfield Rural Neighbourhood Plan (adopted November 2016)

9.10 Policy 7 - Areas of Townscape Character

Site Allocations DPD (June 2022)

9.11 No relevant policies.

Mid Sussex Design Guide Supplementary Planning Document (SPD)

9.12 The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (July 2021)

9.13 Paragraph 12 of the NPPF states:

'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

9.14 Paragraph 38 of the NPPF states:

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

10.0 Assessment

10.1 It is considered that the main issues that need to be considered in the determination of this application are as follows:

- The principle of development
- The design and character
- The impact on neighbouring amenities
- The impact on setting of Conservation Area
- Other matters, and
- Planning balance and conclusion.

Principle of Development

10.2 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

10.3 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Lindfield and Lindfield Rural Neighbourhood Plan and the Site Allocation DPD.

10.4 Policy DP6 of the Mid Sussex District Plan states in part:

'Development will be permitted within towns and villages with defined built-up area boundaries'

10.5 Policy DP22 of the Mid Sussex District Plan states in part:

'Access to the countryside will be encouraged by:

- Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes,*
- Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible,*
- Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: 'multi-functional will generally mean able to be used by walkers, cyclists and horse-riders).'*

10.6 The application site is located within the Lindfield built up area boundary. The proposed waymarker is modest in its nature and there is a variety of street furniture within the existing site including street signs and lamp posts. The proposal marks the location of an existing public right of way and the proposed QR code directs people to additional information regarding the Mid Sussex Walking Trails. As such it is considered to encourage the use of existing rights of way within the District in accordance with policies DP6 and DP22 of the Mid Sussex District Plan and is acceptable in principle.

Design and Character

10.7 Policy DP26 of the Mid Sussex District Plan in part states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace,*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance,*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape,*
- protects open spaces, trees and gardens that contribute to the character of the area,*
- protects valued townscapes and the separate identity and character of towns and villages,*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27),*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible,*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed,*
- positively addresses sustainability considerations in the layout and the building design,*

- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre, larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element,*
- optimises the potential of the site to accommodate development.'

10.8 A similar ethos is found within the Mid Sussex Design Guide SPD.

10.9 Policy 7 of the Lindfield Neighbourhood Plan in part states:

'Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate they have had regard to their impact on the character and appearance of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement.'

10.10 The proposal is of a modest scale and there is a variety of street furniture within the surrounding area. There are also a variety of external materials used within the surrounding area. The design of the proposal is uncomplicated in its form and its design is considered to be of high quality. The details that have been submitted that informed the detailed design of the proposal are considered to demonstrate the high-quality design of the proposal. Taking into account the above the proposal is considered to address the character and scale of the surrounding buildings and landscape and its impact on the character and appearance of the Area of Townscape Character is considered acceptable. As such the proposal complies with policy DP26 of the Mid Sussex District Plan, policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Conservation Area

10.11 Policy DP35 of the Mid Sussex District Plan in part states:

'Development will also protect the setting of the conservation area and in particular views into and out of the area.'

10.12 The site is located within the setting of the Lindfield Conservation Area established in 1969.

10.13 The proposed works are modest in their nature and as set out in the previous section the proposed external materials are considered acceptable. Taking into account the above the proposal is considered to preserve and protect the setting of the Conservation Area and meets the requirements of policy DP35 of the Mid Sussex District Plan.

Impact on amenities of neighbouring properties

10.14 Policy DP26 of the Mid Sussex District Plan in part seeks to ensure that development:

'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29),'

10.15 A similar ethos is contained within the Mid Sussex Design Guide SPD.

- 10.16 The proposal is of a modest scale, is not immediately adjacent to any residential properties. and does not cause significant harm to the amenities of existing nearby residents. As such the proposal complies policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Other Matters

- 10.16 One third-party representation letter has been received in respect of this application. It objects to the proposal due to the cost of the proposal being better spent on maintaining the existing footpath. It also complains about the maintenance of the footpath.
- 10.17 The funding of the proposal is not a material planning consideration however the comments that have been received have been forwarded to the applicant for them to liaise directly with resident. In terms of the maintenance of the existing footpath as it is a Public Right of Way its maintenance would be managed by the West Sussex County Council Public Rights of Way Team and not dealt with by the planning system.

11.0 Planning Balance and Conclusions

- 11.1 Planning legislation requires the application to be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the Development Plan and then to take account of other material planning considerations including the NPPF.
- 11.2 The site lies within the defined built-up area of the village where the principle of development is acceptable under policy DP6 of the Mid Sussex District Plan. Due to the nature of the proposal it is considered to encourage use of existing rights of way within the District and accord with policy DP22.
- 11.3 Taking into account the modest nature of the proposal, its high-quality design and position the proposal is considered to address the character and scale of the surrounding buildings and landscape and it would not cause significant harm to the amenities of nearby residents. It is also considered to have an acceptable impact on the character and appearance of the Area of Townscape Character and it would protect the setting of the Lindfield Conservation Area.
- 11.4 For the above reasons, the proposal is deemed to comply with policies DP6, DP22, DP26 and DP35 of the Mid Sussex District Plan, policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan, the Mid Sussex Design Guide SPD and the objectives of the National Planning Policy Framework. Planning permission should therefore be granted.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading 'Plans referred to in Consideration of this Application'.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

APPENDIX B – CONSULTATIONS

Lindfield Parish Council

Lindfield Parish Council has no objections to this application.