

Lindfield Parish Council

Clerks Report

To be considered in conjunction with the agenda for this meeting.
Meeting of the Planning Traffic and Transport Committee to be held on **Tuesday 17th February** 2026, in the King Edward Hall where the following business will be considered and transacted.

1. Apologies.

No apologies received at the time of writing this report.

2. Declarations of Interest.

Members are advised to consider the agenda for the meeting and determine in advance if they may have a Personal, Prejudicial or a Disclosable Pecuniary Interest in any of the agenda items. If a member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the agenda item; or when the interest becomes apparent to them. Details of interest will be Minuted.

Where there is a Prejudicial Interest (which is not a Disclosable Pecuniary Interest) Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions. If the interest is a Disclosable Pecuniary Interest, members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber unless they have received a dispensation.

3. Minutes.

To approve the minutes of the 27th January 2026. (circulated separately)

4. Public Forum.

The Public Forum will last for a period of up to fifteen minutes during which the public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement, and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

5. Planning Applications received from Mid Sussex District Council (MSDC).

Detailed in Appendix One and other matters referred to the Parish Council by MSDC.

N.B. Up to two people for and up to two against each planning application will be permitted to speak for a maximum of two minutes each at the invitation of the Chair.

6. Appeals lodged, appeal decisions and licencing applications.

None received.

7. Planning decisions received from MSDC.

Reference	Address	MSDC	LPC
DM/25/2913	64 High Street/ Le Flamant	Permitted	No Objection

DM/25/3044	The Long House/ 6 The Wilderness	Refused	No Objection
DM/25/2521	The Pavillion, Francis Road, RH16 2JB	Withdrawn	
DM/25/3159	Fernwood/ Meadow Drive 10	Permitted	No objection
DM/25/3231	Land To Rear Of 15,17 And 19 Portsmouth Wood Close	Permitted	No objection

For noting only.

8. Report on issues addressed since the previous PTTC meeting to meet external deadlines.
None.

9. Budget Report.

No new expenditure at the time of writing this report.

10. Outstanding Action Points.

Action list attached below with no changes. Members are asked to note the list and consider any further action.

11. National Planning Policy framework (NPPF) consultation.

To consider if the council wish to submit a response to the consultation.

[National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#)

Briefing note attached below.

This is a complex document made up of 225 questions (questions attached separately), members are asked to consider if any member of the committee feels strongly regarding submitting a response. The deadline to submit a response is 10th March 2026.

WSALC have shared a briefing note on Neighbourhood Plans and the New National Planning Policy Framework written by Steve Tilbury (attached separately).

12. Transport and Traffic Working Group 2026.

Cllr Woolley will share a report prior to the meeting.

13. Matters Arising after the preparation of the agenda, which the Chair agrees to take as urgent.

Such matters will be for noting or deferral to a future meeting only.

None.

Appendix One - Agenda Item 5: Planning Applications received from Mid Sussex District Council

Item	Year	Ref	Property	Street	Proposal
1	2026	0097		High Street & Compton Road	Lime x37 within High Street, Lindfield - Re-pollard to previous points for repeat general maintenance. Lime x21 within Compton Road, Lindfield - Re-pollard to previous points for repeat general maintenance.
2	2026	0009	116	Spiral Cottage High Street	Paint front door and windows. Attached window baskets to the underneath of the windowsill. Repair missing mortar. Replace outside porch light.
3	2025	2538	18 & 19	Dukes Road	Cypress (T1) crown lift, removing small diameter laterals only to 4m. Ash (T2) crown lift to 3m, crown reduce by approx 2.5m. Sweet chestnut (T3), remove overhanging branch at 7m to appropriate lateral, approx 5m reduction and remove secondary branch/lateral to old pruning point. Sycamore (T4) reduce back to previous pruning points, Cypress (G5) reduce back to boundary of 18/19 Dukes Road. Sycamore (T6) remove squirrel damaged branches. Sweet chestnut (T8) remove broken attached branch at approx 7m. Please note amended description
4	2025	2980	26b	Pelham Road	Erection of boundary fence, widening of existing driveway, installation of new patio and general landscaping works. Amended plans received 26.01.2026 showing revised position of fence.
5	2026	0220	7	Barrington Wood / Arden House	Ash tree to reduce by 3m to rebalance crown and lessen weight and sail of tree due to close proximity to buildings
6	2026	0217	121	High Street/ Chantry Cottage	Strawberry Tree (Arbutus unedo) - fell and replace
7	2026	3243	38	Backwards lane	Single storey front porch, side extension, rear extension. Hip to gable loft conversion with rear dormer and rooflights to front elevation. Amendment to existing dropped kerb. (Amended plans received 30.01.2026)
8	2026	0007	13/Oakley Lodge	High Street	Proposed single storey ground floor rear/side extension

- 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)

Members of the public should also submit their comments on Planning Applications directly to Mid Sussex District Council (the Local Planning Authority, who will make the planning decision) in accordance with advertised expiry dates. See <https://www.midsussex.gov.uk/planning-building/view-and-comment-on-planning-applications/>

Item 10

Minute	Meeting date	Subject	Action Agreed	Responsibility	Due Date	Status	Date Completed	Comments
352 363.1	18/03/25 8/4/25	Joint Neighbourhood Plan	Cllr Webster advised that Lindfield Rural Parish Council were unlikely to comment further in the foreseeable future and LPC would therefore need to consider its approach accordingly	tba	tba	Not Started		363.1 Committee agreed that this should remain as an outstanding item for future consideration
458	23/9/25	Village Day Toilets	letters should be sent to both the King Edward Hall and Lindfield Cricket Club encouraging them to ensure that toilet provision for Village Day was suitable, appropriately located and signposted	Deputy Parish Clerk	23/11/25	Not Started		
469	14/10/25	Budget	...£400 RTPI allocation, could in future be earmarked to support the TTWG 2025 activities, with Cllr Woolley noting costs were likely to be incurred in printing material in respect of 20mph speed limit proposals...	Deputy Parish Clerk	04/11/25	Completed	13/11/25	£250 vired into new heading 'Speed calming' and used to support the work of the 20mph W/G. Agreed at Full Council.

Item 11

Consultation: Revised National Planning Policy Framework Published for Comment

Type: National

Deadline: 11:45 pm on 10 March 2026

SLCC Summary:

The government has published a revised National Planning Policy Framework (NPPF), together with associated documents, for comment.

The NPPF is a key planning document as it sets out the government's planning policies for England and how these are expected to be applied.

The revised document states that the twelve most significant reforms are, in summary:

1. a permanent presumption in favour of suitably located development
2. building homes around stations
3. driving urban and suburban densification
4. securing a diverse mix of homes
5. supporting small and medium sites
6. streamlining local standards
7. boosting local and regional economies
8. supporting critical and growth minerals

9. embedding a vision-led approach to transport
10. better addressing climate change
11. conserving and enhancing the natural environment
12. taking a more positive approach to the use of heritage assets