

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 23rd June 2026**, in the King Edward Hall where the following business will be considered and transacted.

1. Apologies

Apologies have been received from Cllrs Lowman and Upton.

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 2nd June 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 pertaining to LPC.

7. Planning decisions received from MSDC.

Reference	Address	MSDC	LPC
DM/26/0837	Porters 58 High Street	Permitted	No objections

DM/26/0887	5 Meadow Lane	Permitted	No objections
DM/26/0951	19 Meadow Lane	Permitted	No objections
DM/26/0908	12 Brook Lane	Permitted	No objections
DM/26/1111	Footpath rear of 208-214 The Welkin	Refused	No objections
DM/25/2068	St Johns House, 151 The High Street (LBC)	Refused	No objection subject to the conservation officer's satisfaction.
DM/25/2069	St Johns House, 151 The high Street	Refused	No objection subject to the conservation officer's satisfaction
DM/25/0923	4 Portsmouth Wood	Permitted	No objection
DM/26/0962	2 By Sunte	Permitted	No objection
DM/26/0607	16 Compton Road	Permitted	No objection
DM/26/0532	6 Chaloner Road	Permitted	No objection
DM/26/1014	5 Alder Way (LDC)	Permitted	No objection

DM/26/1111 - Holly Tree fell, Conifer fell

Insufficient evidence has been provided to justify the loss of TPO trees, which contribute to the character of the area and have high visual amenity value. The proposal is therefore contrary to Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

DM/25/2068 & 2069 - Replace later addition rear extension with new single storey extension. Installation of bay window to western elevation including internal alterations. Demolish later addition garage and erect new single bay garage to rear garden with associate landscaping works.

The proposed rear extension, due to its scale, form and design, would result in an unsympathetic addition to the dwelling. As such there would be a harmful impact to the special interest of the listed building. The harm is considered to be less than substantial and thus para 215 of the NPPF applies. In this case there are not considered to be any material public benefits resulting from the development that would outweigh the identified harm. The proposal is therefore considered to be contrary to the requirements of policies DP26 and DP34 of the Mid Sussex District Plan, the requirements of the NPPF and Section 16 of the Listed Building and Conservation Area Act 1990

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.

11. Transport and Traffic Working Group 2026.

An update will be shared at the meeting.

- 12. 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

Ref	Address	Proposal
DM/26/1145	41 Brookway	Rear single storey extension (LDC)
DM/26/1205	Little White Gates	Proposed front/highway boundary fence.
DM/26/0412	Barrington House, Portsmouth Wood Drive	Proposed ground mounted PV solar panels. Additional Information received on 21.05.2026.
DM/26/1049	Esmeralda Cottage	Proposed first floor side extension, roof extension and alterations (Amended plans received 02.06.2026)
DM/26/1329	61 Denmans Lane	(T1) Oak - remove epicormic growth to main branch break
DM/26/1365	235 The Welkin	3 x Oak Trees - 5m crown lift on all three trees and reduce lateral branches back to previous cut points. Remove epicormic growth.
DM/26/0336	36 Blackthorns	Two storey front extension, including canopy porch, first floor side extension, two storey rear extensions, solar panels to rear roof slopes and replacement windows. (Tree information received 13.05.2026, revised description agreed 01.06.2026, revised plans received 01.06.2026 and 02.06.2026)
DM/26/1355	Crosskeys, 76 High Street	Construction of a single-storey extension to the rear elevation, attached to the existing property by means of a glazed link. Fenestration alterations to include the addition of a porch canopy to the rear elevation, replacement of all existing windows with double glazed units, insertion of roof lantern at first floor level, and roof windows at second floor level. Renewal of existing pitched and flat roof coverings. Internal alterations throughout the ground, first, and second floors. Extension of existing detached Garage to provide a Gym/Games Room. Construction of a detached Workshop and Storage outbuilding to the rear of the garden. Associated hard and soft landscaping works to comprise new terracing and planting
DM/26/1356	Crosskeys, 76 High Street	As above (LBC)
DM/26/1380	12 Old School Court	Goat Willow (Salix Caprea) - Fell to ground level
DM/26/1388	Old Dairy Cottage, 1B Backwoods Lane	T1 Ash - Fell. T2 Sycamore - Fell. T3 Horse Chestnut - Fell
DM/26/1439	1 Portsmouth Wood	Removal of Condition No: 1 relating to Planning Application DM/21/2017 - to remove the time restriction from the planning permission so that the fence can stay permanently in place
DM/26/1460	Mulberry Cottage, Old Place, High Street	Replacement of rooflight with conservation rooflight. Removal of dormer and replacement with a conservation rooflight. Construction of new dormer window to match existing dormer windows. Replacement of modern timber doors with Crittall style doors and reinstatement of original gates. Replacement of casement windows to match existing. Reconfiguration of

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/>

		internal layout. Removal of modern plasterboard ceiling to expose roof structure. Installation of roof insulation at rafter level. Replacement of garage doors. Minor landscaping works. New electric car charging point.
DM/26/1461	Mulberry Cottage, Old Place, High Street	As above (LBD)
DM/26/1140	Rear of 129 & 133 High Street	T1 - Hazel: Reduce/coppice by 3m. T2- Prunus: Reduce by 2.5m. T3 - Oak: Crown lift to 3m lowest limbs. T4 - Willow: Reduce by 4m to suitable pruning points. T5 - Cedar: Crown lift to 4m. T6 - Conifer: Remove. T7 - Yew: Remove lowest 3 limbs.
DM/26/1478	Chestnut Cottage, 131 High Street	T1 - Horse chestnut: Repollard back to previous points at 2m from height and cardinal point. T2: Portuguese Laurel - Fell. T3 - Holly - Fell
Applications in neighbouring Towns and Parishes		
DM/26/1315	Land West of Gatesmead, Wickham Way Haywards Heath	Proposed 49 new homes together with open space and associated infrastructure.
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)		

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