

Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE (PTTC)** meeting held on
Tuesday 29th April 2025 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**.

366. Meeting Chair

366.1 in the absence of Cllr Upton (Chair), Cllr Webster (Vice-Chair) chaired this meeting

367. Apologies

367.1 Apologies were received from Cllrs Burns and Upton, and the reasons accepted.

368. Declarations of Interest

368.1 None

369. Approval of Minutes

369.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 8th April 2025 had previously been circulated and sought any members comments. Committee **agreed** that the Chair should sign the Minutes as a true record of the meeting.

370. Questions/comments from members of the public

370.1 None

371. 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 studied the plans were read out and any public comments received, before discussion by the Committee, as summarised below (where applicable).

371.1 **DM/25/0693 Warrens Croft, Hickmans Lane** – members observed that the new wooden front door completely enclosed the porch, in contrast to its original design which was open at the front with the door situated at the rear, as currently seen in the adjoining property. Whilst the previous fenestration at Warrens Croft also enclosed the porch, members considered that the visual impact was not substantially reduced by the glass structure then in place. Members also noted that the previous porch structure did not appear on MSDC's Public Register, and it was therefore unclear whether planning permission would have been required or was sought for the previous installation. Whilst members noted that the new door was quite impactful on the street scene in the Conservation Area, they considered that it would 'weather-in' over time and committee **agreed** that it would not object to the retrospective application, subject to the satisfaction of MSDC's Conservation Officer.

372. 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.

372.1 Committee **noted** the Planning Inspectorate's dismissal of **AP/25/0056 38 Blackthorns** in respect of the detached double garage to the front of the property, to which LPC had objected.

373. Report on any issues addressed under the Council's Scheme of Delegation and to consider further action required, if any.

373.1 None

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374. Budget Report

374.1 Committee **noted** that there had been no expenditure in the new financial year.

375. Outstanding Action Points

375.1 Committee **noted** the Outstanding Action Points in the report circulated and their current status.

376. Transport and Traffic Working Group 2025

376.1 In the light of the reports circulated for this and the 8th April 2025 meeting, members considered the way forward. Cllr Matthews observed that some council members who were not on this committee may wish to be involved in the proposed working group and that it may therefore be appropriate to consider this issue at Full Council. Cllr Beecroft noted the previous involvement of Mr Turner, Fairer World Lindfield's current 20mph speed limit petition, and that the Lindfield Society may also want to be included in such discussions, and therefore the committee considered how the proposed restriction to six members might accommodate these parties too. The Deputy Parish Clerk (DPC) advised members that the restriction to six members was set out in the Council's Scheme of Delegation for the Planning, Transport and Traffic Committee (Section 2v), noting that other Council working groups were arranged to adhere to the Scheme of Delegation but that additional attendees (e.g. members of the public, other interest groups, specialists [consultants and officers or councillors of the relevant authority]) could be invited in an ex-officio capacity, attending as appropriate but would not have voting rights.

376.2 Cllr Beecroft suggested that work stream 3 for the School Streets scheme, should also consider 'Safe routes to School'. Cllr Woolley proposed that the focus on a 20mph speed limit should be widened "*To investigate proposals for traffic calming, pedestrian safety and, potentially, a 20mph speed limit in the village*" expressing concern that focussing on a 20mph speed limit might be considered by some to infringe on their civil liberties. The DPC highlighted the Parish Council's 2017-19 Traffic Study which considered multiple options for improving "*...traffic management, pedestrian safety, and traffic calming measures...*" and recommended improvements at eight sites across the village. Ultimately, WSCC Highways declined to proceed with any of the recommendations as they did not meet their (then) criteria to be put to their moderation panel. Based on interaction with WSCC since that time, the DPC considered that their approach has, if anything hardened, making it more difficult to proceed with such schemes. However, the DPC noted that 20mph projects across the County were evidently receiving more support from WSCC at the current time. The DPC suggested that given this background, focussing on a potential 20mph scheme might obtain quicker and better results for the village's residents, than repeating a similar approach to that previously undertaken.

376.3 Members considered how to agree membership of the working group and that this might best be undertaken at a Full Council Meeting. Cllr Woolley expressed his concern at the council's "*inertia*" and that as the Working Group reported to the Planning, Transport and Traffic Committee (PTTC), it should be made up of members from that committee, agreed during the current meeting. The Chair suggested that the DPC be asked to email all councillors inviting them to express their interest in joining the planned working group, detailing the terms of reference, and that the group's membership could be decided at the next PTTC meeting on 20th May 2025. Further, that Cllr Woolley's proposed wording for work stream 2 should be incorporated into the proposed Terms of Reference but that the initial focus must be on a potential 20mph speed limit, before considering any wider traffic management schemes.

376.4 Committee **agreed** this proposed way forward for work stream 2, alongside the other two work streams (1. Providing regular articles and communication and 3. Schools Street Scheme/Safe Routes to School).

377. Letter to MSDC re DP 39

377.1 Committee **agreed** that the letter included in the report circulated should be sent to MSDC

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

378.1 None.

The meeting closed at 20:42.

The Committee next meets on Tuesday 20th May 2025.

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Appendix One – Responses to Planning Applications received from Mid Sussex District Council

Item	Year	Ref	Property	Street	Proposal
1	2025	0694	The Holt / 78	High Street	Reduce projection of the front of the garage by 60cm to position existing wooden double doors to garage level with front of house (their original position), resurface poor condition concrete driveway with tarmac, apply thin layer of resin bond over concrete inside passage to match driveway. Repaint front door.
Response: Lindfield Parish Council has no objection to this application.					
2	2025	0270	The Toll House / 56	High Street	Proposed restorations, revision of outbuilding, insulation, new consumer unit, removal of modern wall, addition of shower room and minor reconfigurations.
Response: Lindfield Parish Council has no objection to this application, subject to the satisfaction of MSDC's Conservation Officer					
3	2025	0271	The Toll House / 56	High Street	Proposed restorations, revision of outbuilding, insulation, new consumer unit, removal of modern wall, addition of shower room and minor reconfigurations.
Response: Lindfield Parish Council has no objection to this application, subject to the satisfaction of MSDC's Conservation Officer					
4	2025	0693	Warrens Croft	Hickmans Lane	Retrospective application for a new replacement wooden porch door and wooden frame.
Response: Lindfield Parish Council has no objection to this application, subject to the satisfaction of MSDC's Conservation Officer					
5	2025	0794	67	Savill Road	Single Storey Rear Extension 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					
6	2025	0995	The Holt / 78	High Street	Copper Beech - remove x3 lowest limbs overhanging the twitten
Response: No response submitted - application withdrawn 22/4/25					
7	2025	0707	18	Meadow Lane	Demolition of existing conservatory and rebuild extension. (Amended plans received 06/04/2025 and 16/04/2025)
Response: Lindfield Parish Council has no objection to this application.					
8	2025	1017	Silver Penny House / 22	Brook Lane	Oak Tree at front elevation southwest corner - Cut back four branches closest to gable end of house, back to main limb. Please note amended tree location.
Response: Lindfield Parish Council has no objection to this application.					

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Item	Year	Ref	Property	Street	Proposal
9	2025	1028	18	Portsmouth Wood Close	Holly Tree - Crown reduction back to previous cut points (approx 1.5m)
Response: Lindfield Parish Council has no objection to this application.					
10	2025	1007	76	Savill Road	Rear single storey extension with flat roof and lantern rooflights. Side single storey extension. Front single storey extension. Composite cladding to external walls of extension
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) 					