

Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE (PTTC)** meeting held on Tuesday **25th November 2025** in the King Edward Hall, Lindfield.

PTTC Members:

Parish Councillors:

Mrs V Upton* (Chair)	Mrs A Matthews
Mr T Webster (Vice-Chair)	Mr S Nisbett
Mrs A Beecroft	Mr I Wilson
Mrs I Burns	Mr D Woolley
Mr D Lowman	

* Denotes absence from the meeting

In attendance: One member of the Public
Mr D Parsons (Deputy Parish Clerk)

The Meeting commenced at **20:00** and was chaired by the Vice-Chair.

484. Apologies

484.1 Apologies were received from Cllr Upton and the reason accepted.

485. Declarations of Interest

485.1 None.

486. Approval of Minutes

486.1 The Chair noted that the draft Minutes of the Planning and Traffic Committee meeting held on 14th October 2025 had previously been circulated and sought any members comments. Cllr Woolley highlighted a typo in the reference number 2038, which should have been 2308. Committee **agreed** that the Chair should sign the Minutes as a true record of the meeting.

487. Questions/comments from members of the public

487.1 None

488. 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).

488.1 One member of the public attended to give their comments in respect of DM/25/2903 at 28 Blackthorns and accordingly, this application was considered first. Members noted the TPO and that MSDC's Tree Officer will have the final decision but were concerned at the limited information provided in the application to justify the felling of an oak tree, which could potentially have another 75 years life. Members also recognising that if it is a danger to the public, then, regrettably, it should be felled.

488.2 The member of the public shared similar concerns in respect of the lack of information but also noted that the tree had appeared unhealthy and very unbalanced in recent years and therefore it was unclear whether it was safe, also recognising its location next to a busy school path and roadway where parents parked daily. Summarising that it was difficult to reach a conclusion without more information and a better arboriculturists report.

488.3 Committee **agreed** to object to the application absent a more comprehensive arboriculturists report but that if more information confirmed the need for the trees felling, then a replacement tree should be planted and maintained.

489. Reports on any significant planning decisions or issues

489.1 Committee **noted** the report in respect of **APP/D380/D25/3366373 29 High Street**, where the Planning Inspector had allowed the appeal.

490. Report on any issues addressed since the previous PTTC meeting to meet external deadlines and to consider further action required, if any.

490.1 None.

491. Budget Report

491.1 Committee **noted** the budget report previously circulated.

Lindfield Parish Council

492. Outstanding Action Points

492.1 Committee **noted** the Outstanding Action Points in the report circulated.

493. Transport and Traffic Working Group 2025

493.1 Cllr Woolley referenced his report, which had previously been circulated, and expanded on the preparation for the Council's stall at the upcoming Village Christmas Festival Night. Members **noted** the current position and the intention to progress with the Community SpeedWatch Initiative, which would need to find a leader.

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

494.1 None

The meeting closed at 20:33.

The Committee next meets on Tuesday 16th December 2025.

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Lindfield Parish Council

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

Item	Year	Ref	Property	Street	Proposal
1	2025	2791	14	Summerhill Grange	5 x Lime Tree - Crown lift to previous points approx 3m and 3m height reduction, remove epicormic growth, to increase light and reduce overhang.
Response: Lindfield Parish Council has no objection to this application.					
2	2025	2754	13	Francis Road	Proposed extension of dropped kerb
Response: Lindfield Parish Council has no objection to this application.					
3	2025	2068	St Johns Lodge / 151	High Street	Replace later addition rear extension with new single storey extension. Allow for two bay windows and chimney to western elevation including internal alterations. Demolish later addition garage and erect new single bay garage to rear garden with associate landscaping works. (amended plans received 29/10)
Response: Lindfield Parish Council has no objection to this application, subject to the Conservation Officer's satisfaction..					
4	2025	2069	St Johns Lodge / 151	High Street	Replace later addition rear extension with new single storey extension. Allow for two bay windows and chimney to western elevation including internal alterations. Demolish later addition garage and erect new single bay garage to rear garden with associate landscaping works. (amended plans received 29/10)
Response: Lindfield Parish Council has no objection to this application, subject to the Conservation Officer's satisfaction..					
5	2025	2794	111	The Welkin	T1 - Lime - Remove tree to near ground level
Response: Lindfield Parish Council has no objections to this application, subject to the Tree Officer's satisfaction.					
6	2025	2306	25	Portsmouth Wood Close	Single storey rear extension, part garage conversion, internal remodelling and rear plot boundary treatment acoustic fence (Tree Report received 23/10/2025).
Response: Lindfield Parish Council has no objection to this application.					
7	2025	2803	15	(Rear of) Barncroft Drive	G1. Various Trees overhanging courtyard/parking area. Crown reduction back to boundary by 2metres
Response: Lindfield Parish Council has no objection to this application.					
8	2025	2891	11	Tollgate	T14 - Ash - Fell to Ground Level
Response: Lindfield Parish Council has no objection to this application.					
9	2025	2903	28	Blackthorns	Oak Tree - Fell to ground level.
Response: Lindfield Parish Council (LPC) objects to the felling of this TPO protected mature oak tree, particularly noting the limited scope arboriculturist's comments provided (compared with, for instance, the more comprehensive report provided for DM/25/2891) explaining why the tree should be removed. In the circumstances LPC requests that the Tree Officer critically reviews the situation and, in the unfortunate event that the tree is assessed as requiring removal, that a suitable replacement tree be planted and maintained.					

Lindfield Parish Council

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Item	Year	Ref	Property	Street	Proposal
10	2025	2874	1	Oak Bank	Proposed two-storey extension and entrance porch.
Response: Lindfield Parish Council has no objection to this application.					
11	2025	2926	Tentersmead /18	High Street	Hawthorn (T1) to reduce height by 2m. Holly (T2) to reduce height by 1.5m. Holly (T3) to reduce height by 1.5m. Holly (T4) to reduce height by 1.5m. Hawthorn (T5) to reduce height by 1.5m. Holly (T6) to reduce height by 1.5m. Hawthorn (T7) to reduce height by 1.5m. Pyracantha (T8) to reduce height by 1m. Laurel (T9) to reduce height by 1m. Cypress (T10) to reduce height by 2m. Hawthorn (T11) to reduce height by 2m.
Response: Lindfield Parish Council has no objection to this application.					
12	2025	2898	7	Barrington Wood	Sycamore - Crown reduce by 2-3m
Response: Lindfield Parish Council has no objection to this application.					
13	2025	2900	Blackthorns County Primary School / 3 Blackthorns Close		The continued siting and use of a temporary classroom unit
Response: Lindfield Parish Council has no objection to this application.					
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)					