

Lindfield Parish Council

Minutes of the **PLANNING, TRANSPORT, and TRAFFIC COMMITTEE (PTTC)** meeting held on Tuesday 4th 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: Two members of the Public
Lindfield Society
Mr D Parsons (Deputy Parish Clerk)

The Meeting commenced at **20:00**.

473. Apologies

473.1 None.

474. Declarations of Interest

474.1 Cllr Beecroft advised that for DM/25/2538 - 3 Barncroft Drive she was included in the neighbour notifications for this planning application.

475. Approval of Minutes

475.1 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. Committee **agreed** that the Chair should sign the Minutes as a true record of the meeting.

476. Questions/comments from members of the public

476.1 None

477. 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).

477.1 Two members of the public attended to give their comments in respect of DM/25/2139 Esmeralda Cottage, 43 West Common, which adjoined their respective properties and accordingly, this application was considered first. Both expressed their concerns that the revised application did not address any of their previously raised concerns, highlighting the overbearing nature of the proposal which would see a significant invasion of their privacy, as well as the destruction of the roofline and chimney of this substantial 'Turner' property, in a row of similar houses.

477.2 The Lindfield Society also expressed their concern at the impact of the proposal on this 'Turner' property, highlighting that the chimney was an essential design feature of the roofline, from which many other design features hang.

477.3 Committee **agreed** to reiterate its objections to this proposal, following which all three attendees left the meeting.

478. Reports on any significant planning decisions or issues

478.1 Committee **noted** the report in respect of DM/25/2308 Froyls, 125 High Street, where MSDC had given permission for the birch tree to be felled.

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

479.1 None.

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480. Budget Report

480.1 Committee **agreed** the budget proposals for 2026-7 in the report previously circulated, for submission to F&GP, alongside the *viring* of up to £250 from the £400 RTPI budget, to support the activities of the Transport and Traffic Working Group 2025.

481. Outstanding Action Points

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

482. Transport and Traffic Working Group 2025

482.1 Cllr Woolley referenced his report which had previously been circulated, seeking support the proposed expenditure (see 480.1 above). Members discussed the proposed artwork, also considering that it was important that a date be agreed in advance on which the winners of the Village Christmas Festival Night competition would be announced. Committee **agreed** the activities and expenditure planned by the working group.

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

483.1 Committee **noted** that there has been a petition for a pedestrian crossing in the Lewes Road and that a resident of Chaloner Road was seeking a residents parking permit scheme and had been advised to contact WSCC Highways.

The meeting closed at 20:30.

The Committee next meets on Tuesday 25th November 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	2538	3	Barncroft Drive	Ash Tree (T2) - Remove. Mature Sweet Chestnut (T3) - Remove overhanging branch. Sycamore Tree (T4) - Reduce Crown to previous points. Row of Young Cypress (G5) - Cut Back overhanging branches to rear boundary lines of plots 3-11. Sycamore (T6) - Remove. Sweet Chestnut (T8) - Remove broken branch by 7 metres.
Response: Lindfield Parish Council has no objection to this application.					
2	2025	2298	12	Brook Lane	Householder application to allow for a two storey side extension, two storey and single storey rear extension, new front porch and new car port with new entrance gates. (new plans received 09.10.2025)
Response: Lindfield Parish Council has no objection to this application.					
3	2025	2554	5	Hickmans Lane	New porch, rear box dormer loft conversion, and internal alterations. 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.					
4	2025	2521	The Pavilion	Francis Road	Proposal for allowance for existing iron screen and gates to be removed and restored and put back. Allowance for new brick wall and piers to be formed in reclaimed brick to match existing with inclusion of a delivery box fully recessed into the wall.
Response: Lindfield Parish Council has no objections to this application, subject to the satisfaction of MSDC's Conservation Officer.					
5	2025	2542	24	Sunte Avenue	Modified doors and windows to the side elevation, new doors to the rear elevation. 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	2139	Esmeralda Cottage / 43	West Common	Proposed first floor side extension and roof alterations, rear facing dormer window, front facing roof light window and removal of chimney (Amended plans received 10.10.25 and 13.10.25)
Response: Lindfield Parish Council continues to object to this application and considers that its previous response remains apposite.					
7	2025	2678	35	Hickmans Lane	Replacement of windows and doors, removal of garage door and replaced with window, new mono pitch and flat roof over existing entrance and garage, re-roofing existing conservatory and internal alterations
Response: Lindfield Parish Council has no objections 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) 					