

## **EAST GRINSTEAD TOWN COUNCIL**

22<sup>nd</sup> December 2022

A meeting of the **PLANNING COMMITTEE** is to be held in the **COUNCIL CHAMBER, EAST COURT on WEDNESDAY 4<sup>TH</sup> JANUARY 2023 at 7.00pm.**

The public are welcome to attend in person at East Court or via Zoom. Windows will be open in the committee room and the public are urged to dress appropriately. Facemasks are personal preference. Please do not attend in person if you have any illness symptoms.

A request for the zoom link should be sent via email to [towncouncil@eastgrinstead.gov.uk](mailto:towncouncil@eastgrinstead.gov.uk) before noon on the day of the meeting.

### **A G E N D A**

1. Public Participation: The public are welcome to attend the meeting virtually and may speak at this point. They may ask questions under the councils remit, or make representation on a matter that is on the agenda. Speaking is guided by the Councils standing order 1 (available on website). You should indicate to the Chairman you wish to speak by raising your hand. The Chairman will select the speakers, only 2 persons may speak for and 2 against any one item, therefore if you wish to be recognised you should speak with the Chairman before the meeting who will do his best to recognise you. There is no right of reply and your question or representation must not last any longer than 2 minutes. Should you wish to circulate anything to the committee this should be sent to the Town Clerk no later than 12pm on the day of the meeting
2. To commence not later than fifteen minutes after the start of the meeting - Apologies for absence.
3. To receive the Minutes of the meeting held on 5th December 2022.
4. To receive Members' Declarations of Interest.
5. Chairman's Announcements

The Chairman will update the committee on any matters that have arisen.

6. Mid Sussex District Council Draft Plan - Regulation 18 consultation

The following text is the response submitted by the Clerk on 22nd December after comments had been supplied by the committee and in consultation with the Chair and Vice Chair.

*East Grinstead Town Council are grateful to have the opportunity to reply to the District Council consultation. The planning documents are of vital importance to the development in this District of the right development in the right space and providing the right infrastructure to allow the new development to integrate well in to the community that it is adding to.*

*The Town Council notes that this plan is in accordance with the government requirements to review the existing plan and to protect the 5 year land supply to ensure that the District is able to ward off speculative development which could destroy the nature of the Mid Sussex area with unsuitable or unsupported development.*

*It is noted and acknowledged that East Grinstead has limited growth potential due to the existing limitations and restrictions due to the Ashdown forest zone of influence and area of outstanding natural beauty.*

*We have not commented on each policy, but where we have a comment or view these are included below:*

*The Council welcomes the new policies surrounding Climate change and the requirements that developers will need to satisfy. Regarding **DPS4** we would suggest that paragraph 2 needs to be amended to recognise that attention needs to be given to all areas, whether they have flooded previously or not. A new development may create a previously unknown problem, therefore careful scrutiny and mitigation should be considered in all applications and not just those where flooding as occurred before.*

**DPS5** - *We would welcome a commitment from the District to work with SE Water and Southern Water regarding upgrading of all water infrastructure and treatment plants to ensure that the facilities are fit for purpose, minimise leaks and support the needs of the population in the South East.*

**DPN3** *It is disappointing to note that there are no plans to develop green circles or paths in the towns other than Burgess Hill. Protecting the Green spaces is welcomed but it is felt this could have gone further.*

**DPN4** *We would ask for removal of the word “normally”. We would like to ensure that whenever a protected tree is removed, a new one is planted.*

**DPC1** *This policy would be enhanced by inclusion of a map to show where the grade 1 2 and 3a agricultural land is sited in the District to know which areas this covers.*

**DPC2** - *We would prefer a list of known areas to be included to show where coalescence is to be resisted.*

**DPB1** – *We would like to see further strengthening to include designs being primarily for people and sustainable travel rather than car use. We would welcome specific reference in the policies for the LCWiP to show how this is integral to allow walking and cycling routes in and around the town.*

**DPT1** *We would like to see this policy strengthened to say that Highway improvements will be delivered before the housing is occupied. We would also like to see the A22/ A264 junction specifically acknowledged as needing improvements due to current over capacity.*

**DPT1E** - *We would add the words “and built” so that the policy reads designed and built to adoptive standards*

**DPT3** – *We would like to see this tightened up and include words such as safe, convenient and direct. Linked with the Councils work on the LCWiP to ensure that the 20 minute neighbourhood and active travel are supported to become realities through this plan.*

**DPT8** – *This is supported but would be best to be hand in hand with improvement with train, bus or tram links to the airport to encourage non road use.*

**DPSC3** – *This site allows for 2,300 homes, it should be required that the development is not phased to attempt to reduce infrastructure contribution delivery on this site. We have concerns as to the provision of secondary education, are the occupants to travel to Crawley or East Grinstead for secondary education? If East Grinstead then new secondary educational provision may be needed.*

**DPH2** - It is felt that there must be a minimum period that a development has to be in place before it can be classed as a an existing development. Failure to do so could result in new applications ever expanding the built up area, without appropriate time to evaluate the effect that the initial builds have had on highways and community infrastructure.

**DPH31- 40** – The Housing mix to include policies on older people accommodation, disabled accommodation as a standard in any development and first time buyer affordable accommodation are all welcomed. regarding DPH33 we wonder what criteria was used to establish £250,000 as the threshold. This is still unaffordable for many local young starters and a threshold of £200,000 would be preferred.

**DPI1-7** – these policies are welcomed by the Council

**Appendix 2** Town Centre boundaries, we have no problems with the policies for the town centre. However we were not able to fully understand why the town centre boundaries have been moved and we would like to have a better understanding of this.

The East Grinstead Town Council hopes that these comments are helpful to the consultation process and that the comments can be incorporated into the plan.

This is for noting by the committee.

7. Budget 2023/24

The Committee have been provided with the draft budget book at this time. They are asked to confirm to F&GP that their requirements are as set out in the draft book or to make proposals. This is in respect of Cost Centre 500.

Planning (500)

This cost centre sees a reduction to the allowances for the implementation of the neighbourhood plan policies. There is a substantial reserve, so the projects next year will be met via the reserve.

**Recommendation: Committee are to confirm or otherwise amend the budget allocation for cost centre 500 (planning) and recommend this to the Finance and General Purposes Committee of 12<sup>th</sup> January.**

8. Protected Tree Applications

Committee to make observations as may be considered necessary in respect of the applications set out below:

DM/22/3682/TREE Herontye	Garage Block Between 22 And 23 Cavalier Way East Grinstead West Sussex  MSDC	Oak Tree ( 02T3) Prune growth away from building structure by 1m and lift the crown to 3.5m
DM/22/3689/TREE Imberhorne	St Margarets Loop Maypole Road East Grinstead West Sussex  Railway Paths Ltd	T11 Ash Tree pollard tree 50%, T19 Ash Tree fell, T20 Ash Tree reduce 50%, Ash Trees with severe die back
DM/22/3690/TREE Town	The Old Convent Moat Road East Grinstead West Sussex  Holly Tree Surgeons	T1 Large Horse Chestnut - remove

DM/22/3691/TREE Town	Mid Sussex District Council Chequer Mead Car Park Church Lane East Grinstead  MSDC	Elm Tree (T1) 02DX - Fell
DM/22/3731/TREE Ashplats	East Grinstead Town Council Council Offices East Court College Lane  MSDC	T1 - Oak 09ZM - crown lift to 5 m to allow for vehicle access to maintain fields
DM/22/3732/TREE Herontye	Land West Of 12 And 25 Pineway Close East Grinstead West Sussex RH19 4JR  M du Preez	G1 - GR/01/TPO/75 - Crown lift by approx 6m over carriage of Dunnings Road, Crown lift by approx 5m on property side. Remove all Ash trees in group.

9. To make observations as may be considered necessary in respect of the applications set out in the attached Appendix.

The next meeting of the Planning Committee will be held on **Monday 23rd January 2023**

## EAST GRINSTEAD TOWN COUNCIL

Planning applications for consideration by  
**Wednesday 4<sup>th</sup> January 2023**

DM/22/1909/HOU Town	The Cottage 11B High Street East Grinstead West Sussex  Miss V Willan	Demolition of existing rear single storey outrigger extension and replacement with new dual-pitched roof with roof lights, together with minor internal alterations to the existing dwelling. Description amended 01.11.2022 to include installation of air source heat pump. Amended plans received 07.12.2022 to show acoustic fence to be installed
DM/22/1910/LBC Town	The Cottage 11B High Street East Grinstead West Sussex  Miss V Willan	Demolition of existing rear single storey outrigger extension and replacement with new dual-pitched roof with roof lights, together with minor internal alterations to the existing dwelling. Description amended 01.11.2022 to include installation of air source heat pump. Amended plans received 07.12.2022 to show acoustic fence to be installed
DM/22/3433/HOU Ashplats	41 Bramble Twitten East Grinstead West Sussex RH19 3DX	Single storey rear extension.
DM/22/3612/HOU Baldwins	10 Dormans Park Road East Grinstead West Sussex RH19 2EN  Mr J Jeevarsa	New front porch/extension to hallway. 1st floor extension over garage (which will be converted into habitable accommodation). New 2 storey section to infill behind the garage. Amendments to rear windows. Render finish to be applied where shown on drawings.
DM/22/3621/HOU Worsted	Oasted House Lewes Road East Grinstead West Sussex  Mr & Mrs Everett	Replacement of existing conservatory with single storey rear extension and reinstatement of loggia screens.
DM/22/3630/FUL Herontye	Acorn Lodge Turners Hill Road East Grinstead West Sussex  Unmar	Proposed infilling of ground floor alcove to form storage area. Extension to 2nd floor dormer to improve bedroom.
DM/22/3667/HOU Ashplats	12 Gleave Close East Grinstead West Sussex RH19 3XD  J Huston	Proposed single storey rear extension and new front porch.
DM/22/3676/COU Imberhorne	Floran Farm Hophurst Hill Crawley Down Crawley  Mr P Batten	Change of Use of Land to residential curtilage for an existing dwellinghouse
DM/22/3683/FUL Town	Charter Place 2 Orchard Way East Grinstead West Sussex  Saxon Weald	Replace existing combustible building facade with a non-combustible material.

DM/22/3697/HOU Imberhorne	18 Oakhurst Gardens East Grinstead West Sussex RH19 1NW  Ms S Alexander	Proposed loft extension, hip to gable end.
DM/22/3715/FUL Town	1-3 King Street East Grinstead West Sussex RH19 3DL  Mrs S Kent	Extension and conversion at 1-3 King Street, East Grinstead to provide one residential unit
DM/22/3740/HOU Ashplats	7 College Close East Grinstead West Sussex RH19 3YA  J Leman	Removal of existing conservatory, part single side and double storey rear extension
DM/22/3754/HOU Baldwins	3 Knole Grove East Grinstead West Sussex RH19 2AL  Mr H Taphouse	Single storey front extension
DM/22/3792/ADV Town	Unit 12 Queens Walk East Grinstead West Sussex  c/o agent	Proposed external illuminated signage.

**Written responses wishing to be brought to the attention of East Grinstead Town Council must be submitted to the Town Council no later than noon on the Friday prior to the appointed date of the Town Council consideration (please refer to the agenda notice).**

**Copies of applications and plans may be inspected at Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, RH16 1SS.**