

**EAST GRINSTEAD TOWN COUNCIL**

**PLANNING COMMITTEE – Monday 5<sup>th</sup> January 2022 at 7.00pm**

Committee: Cllr F Visser (Chairman)  
Cllr S Ody (Vice Chairman)  
Cllr J Dabell (Town Mayor)\*\*  
Cllr A Peacock (Deputy Town Mayor)  
Councillors: J Belsey, Duly, Favor\*\*, Osborne and Scott\*.

\*= absent

\*\* present on zoom (this does not qualify as present for decision making)

Others present: Town Clerk,

Via zoom: Cllrs Dabell (for item1-5), Favor Mrs Mockford and Whittaker, WSCC Councillors Dr Gibson and Mrs Russell 5 representatives of Development Intelligence/David Wilson Homes and 1 member of the public

170 **PUBLIC PARTICIPATION**

No questions

171 **APOLOGIES FOR ABSENCE:**

Apologies were accepted from

Cllr Dabell (Town Mayor)	Attending a Mayoral engagement
Cllr Favor	Unwell
Cllr Scott	Working

172 **MINUTES**

RESOLVED: That the Minutes of the meeting held on 6<sup>th</sup> December having been previously circulated, be confirmed and signed by the Chairman.

173 **DECLARATIONS OF PERSONAL & PREJUDICIAL INTEREST FROM MEMBERS**

Cllr Peacock declared that as a member of the Mid Sussex DC Planning Committee he would reserve the right to amend his views based on further evidence and professional advice.

DM21/3644 - Cllr Visser declared that this applicant was a client of his business, he will remain but will not take part in the discussion nor decision making.

174 PRESENTATION FROM DEVELOPMENT INTELLIGENCE / DAVID WILSON HOMES

The presentation was given for the proposed application for 200 homes, highlighting:

- They believe that the examiners comments on the site allocation DPD gives significant weight to development of this site as named in the MSDC plan.
- The outline 30% affordable housing and a mix of 1-4 bed homes. The developers have been in discussion with Mid Sussex regarding design and have made several modifications as per their advice and the existing policies.
- The existing trees on the boundary will be retained, formal play areas will also feature.
- The David Wilson homes are usually more traditional family style homes.
- Crawley Down Road access has been designed to ensure safe site lines and surveys have been carried out on this.
- Upgrades to public transport bus stops are to be provided and a contribution to an A22 bus lane.
- Mid Sussex strategic model of transport and highways has been considered as part of this along with their own modelling. There will not be a severe impact at the Felbridge junction as a result. They are working with Surrey and Sussex County Councils.
- 519 unique visitors to the website for consultation carried out before Christmas.

Comments and questions were posed by committee and additional present councillors:

That the consultation was too short, that the Felbridge junction has not had enough work on this to establish the affect.

What consultation with West Sussex as to the bridleway has been undertaken as this is very well used? Yes have discussed with WSCC and they have no specific concerns

The site is strategic, will the infrastructure document agreed for sites be delivered in full. S106 agreement will have to be determined and the infrastructure plan will feed in to this along with the standard formula .

More consultation will follow as the planning application is submitted.

As it is greenfield, the affordable housing should be 40% - why only 30%? What about sustainability in the plans for; rainwater collection, foodwaste bins, change over from Gas power and other sustainability measures.

The district council have indicated that 30% affordable is acceptable. . There will be sustainable features, but these are not yet agreed and they will come forward in the plans and the reports to accompany the applications.

Housing mix – what is this to be in terms of numbers? For the private homes; 1 bed apts 2 bed apts (63) 2, 3 (43) and 4 (24) bed houses, but this is still changing. Affordable will be a similar mix again (a mix of shared and rented).

How is the Bridle way to be improved, will it link to worth way? Improved surface quality and vegetation cut backs to the existing PROW. Further discussion with WSCC will develop this. How many cars are expected in the development

themselves? This is not known but will relate to the car parking standards from WSCC. Estimated as 1.2 per dwelling.

The A22 bus scheme is not as yet approved, so what are the plans here? A permanent bus lane southbound on the A22 is being discussed, led by WSCC, this will be in addition to the S106 contributions. But the detail is yet to be worked out. Concern that this is not yet a firm plan and other options may need to be considered. This was accepted that other options may have to come forward.

What is the access on to Imberhorne lane? None, it is on to Crawley Down Road only. There is no access to the other proposed site. What other community facility is being considered other than play areas? It is a residential lead scheme and Mid Sussex have not asked for community facilities to be included in the plan.

Looking forward to the full reports, but when is the plan expected to be submitted? Will the refreshment of the district plan be considered, the design guide? The design guide has been informing the process, the district local plan review has not been published so it is difficult for this to be taken in to account. Timescales, it is expected that the plan will be submitted in February.

What type of feedback was received, and what changes were made following this? Some of the issues raised by the committee have indeed been raised, and these are being worked through now.

Flats – will they have balconies? They will have some private amenity space.

It does look quite close to the existing houses to the north, the buffer is there, and it will be landscaped buffer. What will be the overall position on biodiversity? These figures are not yet complete but this is a factor of interest by the developer.

There was some concern as to the traffic survey modelling being in the summer when the traffic is often lightest. The surveys were pre covid, so not affected by the pandemic. The junctions are very tight and many roads very small that serve this area, what is being done to survey these roads if the intention is that traffic will flow towards Crawley Down. The survey results showed a significant traffic impact on Felbridge but not necessarily the other junctions.

The Chairman summed up that some requirements are to improve the green credentials of the site, EV and solar panels should be considered, more than the minimum is required. (It was clarified that EV charging will be provided).

A better transport plan for public transport and the traffic impact of these new homes is needed as this will be a significant concern to existing residents as these additional homes simply add congestion to an already overcapacity network.

He thanked those for attending and hoped the final submitted plan would be improved with many of these comments taken in to account.

## 175 CHAIRMANS ANNOUNCEMENTS

The Chairman advised that a meeting with Welbeck Homes is being sought for an update on their plans for the other large development in Imberhorne.

The Chairman reminded everyone that the closing date for the amendments consultation is looming and all comments need to be with the Clerk or the consultation group this week.

176 MID SUSSEX PLANNING APPLICATIONS (including protected trees)

RESOLVED: That Mid Sussex District Council be informed that the observations of the Town Council, on the applications set out in the appendix to these Minutes, are as indicated in column 4 thereof.

Chairman advised that Mr Eddie Harper, who often attended the committee meetings pre covid, has passed away and noting that it was rather odd, being at the end of the meeting, invited the committee to mark his passing by holding 1 minutes silence.

The Chairman advised that he had no other business, announced the next meeting would be **Monday 24<sup>th</sup> January** and ended the meeting at 20.29pm.

SIGNED

CHAIRMAN

DRAFT

EAST GRINSTEAD TOWN COUNCIL Planning Applications Wednesday 5<sup>th</sup> January 2022

Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/21/3576/HOU Herontye	Badgers West Lane East Grinstead West Sussex  Mrs C Wood	Single storey extensions to front and rear of property. Amended plans received 14.12.2021 to show foundation details and tree protection measures.	The Committee had no specific comment, but have no objection	
DM/21/3677/FUL Town	By The Fountain 16 High Street East Grinstead West Sussex  Mr A Demirtas	Permanent retention of external raised seating area to the front of the restaurant, including a timber frame structure with low level glazed inserts and lamp post.	Would Support Approval. It is noted that WSCC can remove their permission to use the land separately to this application. Committee would wish to be satisfied that the existing cherry tree will have room to continue to thrive.	
DM/21/3802/HOU Ashplats	33 Hoskins Place East Grinstead West Sussex RH19 3EQ  Mr T Sandys	First floor rear extension, single storey side extension and porch to the side.	The Committee had no specific comment, but have no objection	
DM/21/3862/TREE Baldwins	Tall Oaks 16 Buckhurst Way East Grinstead West Sussex  Stacy	Oak Tree (T1) - Crown reduction of up to 4 meters in crown height and width.	The Committee have no specific objection but would wish the MSDC Tree Officer to be sure that the extent of works are necessary.	

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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/21/4040/COU Town	36 Railway Approach East Grinstead West Sussex RH19 1BP  Mrs W Saunders	Retrospective change of use from hairdressers to residential flat.	Recommend Refusal: the retail space conversion to residential is unnecessary - this should be retained for retail. There has been no evidence that this has been marketed for sale before the conversion took place. Committee commented on the poor standard of the plans that do not help with understanding of the application.	
DM/21/4042/ADV Town	Boots Opticians Unt K Queens Walk East Grinstead  Mr R Steel	3no. new vinyl graphics externally applied, one to each window on the side elevation	The Committee had no specific comment, but have no objection	
DM/21/4049/FUL Town	1-3 King Street East Grinstead West Sussex RH19 3DL  Mrs O Salih	Extension and conversion at 1-3 King Street, to provide one 2-bedroom flat and one 1- bedroom flat with cycle and refuse storage.	Recommend Refusal; It remains an unsuitable property for one and two bedroomed accommodation. While the developer is trying to keep the character of the building the change actually detract. This is poor design from EG3 DP26 and not in compliance with the MSDC Design Guide	

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DM/21/4057/FUL Town	The Ship Street Surgery Ship Street East Grinstead West Sussex  c/o agent	Glazed extension between existing surgery and pharmacy building, with external works to car park and soft landscaping. The extension will include one new consulting room, and include the change of use of the existing pharmacy to form a meeting room integral to the surgery.	Would Support Approval, The Committee were keen on the increased consulting rooms although some concern was raised as to the loss of car parking in an already small car park.	
DM/21/4062/HOU Herontye	6 Saint Hill Green East Grinstead West Sussex RH19 4NG  Mrs H Sylvester	Single storey rear extension	The Committee had no specific comment, but have no objection	
DM/21/4063/LBC Herontye	6 Saint Hill Green East Grinstead West Sussex RH19 4NG  Mrs H Sylvester	Single storey rear extension	The Committee had no specific comment, but have no objection	
DM/21/4069/LDC Ashplats	6 Fulmar Drive East Grinstead West Sussex RH19 3XL  Mr Berke	Garage Conversion and internal alterations to form a study room, utility area and shower room.	The committee note this is a legal decision to be made by MSDC officers	
DM/21/4094/TREE Ashplats	4 Holtye Place East Grinstead West Sussex RH19 3GQ  Mr Turner	(T1) Beech - reduce crown by approximately 2m leaving a height of approximately 15m and lateral width of approximately 10m	The Committee would support approval subject to no adverse report from the MSDC Tree Officer	

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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/21/4101/LDC Ashplats	83 Elizabeth Crescent East Grinstead West Sussex RH19 3JG  Miss L Baldock	Convert existing loft space and add new rear facing dormer.	Noted that this is a legal decision to be made by the MSDC Officers	
DM/21/4133/FUL Herontye	Herontye House Stuart Way East Grinstead West Sussex  Herontye House Freehold Ltd	Replacement of the existing Horsham slate covered roof pitches with handmade clay tiles.	The Committee had no specific comment, but have no objection	
DM/21/4139/TREE Worsted	Land Adjacent To 1 The Glades East Grinstead West Sussex RH19 3XW  Mr G Poole	English oak tree (03E5). Prune lateral branches back away from lamp column by approximately 0.5-1.0m to achieve a greater light spill.	Would Support Approval subject to no adverse report from the MSDC Tree Officer	
DM/21/4172/HOU Baldwins	24 Lowdells Close East Grinstead West Sussex RH19 2HB  Mr & Mrs Selway	Installation of front and rear dormers, front roof light windows and conversion of attic space to form habitable accommodation.	Would Support Approval	
DM/21/4177/TREE Town	14 Martyns Place East Grinstead West Sussex RH19 4HF  Mrs Z Harry	2x Conifer reduce lower branches by a max of 1m.	Would Support Approval subject to no adverse report from the MSDC Tree Officer	



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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/21/4181/HOU Town	9 Rockdene Close East Grinstead West Sussex RH19 3HA  Mr C Low-Foon	Ground floor rear extension and extension to garage	The Committee had no specific comment, but have no objection	
DM/21/4186/LDC Baldwins	16 Felbridge Close East Grinstead West Sussex RH19 2BN  Mr V Rice	Rebuilding and extension of existing first floor dormer on rear north east elevation.	Noted that this is legal decision for the MSDC officers	
DM/21/4189/TREE Ashplats	3 Holtye Place East Grinstead West Sussex RH19 3GQ  Mr D Jervis	T7 Beech - crown reduce by maximum of 3 metres and lift canopy by 2.5 metres.	Would Support Approval subject to no adverse report from the MSDC Tree Officer	
DM/21/4203/TREE Baldwins	1 Yew Court Newlands Crescent East Grinstead West Sussex  L Haworth	Ash Tree (T1) - Repollard back to old pollard point	Would Support Approval subject to no adverse report from the MSDC Tree Officer	
DM/21/4227/LBC Town	14 The Old Convent East Grinstead West Sussex RH19 3RS  Ms K Morris	Replacement plumbing, electrics, partition walls, staircase and associated fittings. Relocate kitchen on ground floor. Install new raised floor to new master bedroom and en- suite. Install new secondary glazing.	The Committee had no specific comment, but have no objection	
DM/21/4243/HOU Imberhome	3 Austen Close East Grinstead West Sussex RH19 1RZ  Mr & Mrs Hopper	Proposed rear single storey extension and internal alterations.	The Committee had no specific comment, but have no objection	

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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/21/4271/TREE Baldwins	10 Sackville Lane East Grinstead West Sussex RH19 2AU  Mr T Wald	1x Oak Tree reduce the height of the tree by up to 6 metres and the width by up to 2 metres	Committee have no specific objection but would like the tree officer to be satisfied that the extent of the works are necessary.	
DM/21/4280/TREE Ashplats	East Court College Lane East Grinstead West Sussex  MSDC	03PU Scots Pine Tree - Reduce tree down by 50% leaving a monolith stem of approximately 10m which will provide a habitat for wildlife.	Would Support Approval subject to no adverse report from the MSDC Tree Officer	

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