

**EAST GRINSTEAD TOWN COUNCIL**

**PLANNING COMMITTEE – WEDNESDAY 23rd JANUARY 2023 at 7.00pm**

Committee: Cllr F Visser (Chairman & Deputy Town Mayor)  
Cllr S Ody (Vice Chairman)  
Cllr A Peacock (Town Mayor)\*  
Councillors: J Belsey, Duly, Favor, Mrs Mockford, Scott and Whittaker  
\*= absent  
\*\* = present on zoom (this does not qualify as present for decision making)

Others present: Town Clerk and 13 members of the public

232. **PUBLIC PARTICIPATION**

Speaking on behalf of residents of chestnut grange, DM 22/0718/FUL the application concerns that were raised are the strategic drainage and management of traffic. As the site is getting bigger this is a concern for the existing residents. Street Lighting may also be an issue.

Speaking on behalf of residents at Alders View Drive, DM/3871/FUL there are concerns that the application will change the nature of the residential neighbourhood. The gate may not remain which would mean that the lane would become a rat run.

A second speaker also advised of the concerns that Alders View Drive is a cul de sac and this application puts this into jeopardy. Why should someone be able to bulldoze their way to another road. It may be convenient for the owner but will have great detriment to the area. There are concerns as to the use of the lane by youngsters who attend Blackwell school as to the safe route to and from school that more use will add danger to this route.

DM/23/0007/OUT A speaker stated that residents were very concerned as to the height of the development and the affect this will have to West Lane and Dexter Drive. The road layout is of concern as to the access to West Hill and the run off water is a concern.

233. **APOLOGIES FOR ABSENCE:**

Apologies were accepted from:

Cllr Peacock	Attending another meeting
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234. **MINUTES**

RESOLVED: That the Minutes of the meetings held on 4<sup>th</sup> January having been previously circulated, be confirmed and signed by the Chairman.

235. DECLARATIONS OF PERSONAL & PREJUDICIAL INTEREST FROM MEMBERS

Cllr Whittaker advised that as a member of the Mid Sussex District Planning Committee, he reserved his right to amend his views based on further advice, representation or reports.

236. CHAIRMANS ANNOUNCEMENTS

There were no new announcements

237. 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.

The Chairman thanked all for attending the meeting, he advised that he had no other business, announced the next full meeting would be Monday 13<sup>th</sup> February and ended the meeting at 7:58pm.

Signed

Chairman

EAST GRINSTEAD TOWN COUNCIL Planning Applications Monday 23<sup>rd</sup> January 2023

Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/22/0718/FUL Imberhorne	Land Rear Of 61 Crawley Down Road Felbridge East Grinstead  Vanderbilt Homes	Development to provide a mix of 20, two, three and four bedroom dwellings with access obtained through adjoining site (as approved under DM/20/1078) with associated landscaping and infrastructure. (Further ecology information received 15th July, further drainage information and amended plans received 25th July.) (Additional Noise Report received 20th December 2022).	Recommend Refusal: Committee felt that the position has strengthened yet further for the refusal of this application. The Councils policy as to the infrastructure works on the star junction is relevant here and these works must be determined and implemented. In addition the Felbridge Water flooding has caused great concern and further development here will need very stringent flood assessment and management. Until there is progress on the strategic flood assessment and the transport links completed, this application should not be progressed. It is noted that the S106 application is also still not available on the portal which was asked for when this council last considered this application. It is noted that the original application was awarded on appeal, mainly as there was no 5 year land supply at the time. This is no longer the case and therefore the previous permission should not support this application.	

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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/22/3483/PNO Town	32 West Hill East Grinstead West Sussex RH19 4EP  Mr B Geraghty	Proposed single storey rear extension extending beyond the rear wall of the original house by 4.00m, to a maximum height of 2.905m and the height of the eaves to 2.68m (Amended description 23.12.2022)	The Committee noted that this was a legal decision to be made by the planning officers	
DM/22/3484/HOU Herontye	Cestria West Lane East Grinstead West Sussex  c/o Agent	Garage extension.	The Committee had no specific comment but no objection	
DM/22/3756/HOU Herontye	3 Faraday Avenue East Grinstead West Sussex RH19 4AY  Mr T Oswick	Double story extension to side of property - either to be built on existing adjoined garage, or in place of existing garage depending on strength of foundations	The Committee had no specific comment but no objection	
DM/22/3811/HOU Town	The Pavilion 1A Pavilion Way East Grinstead West Sussex  Mr I Matusovic	Single storey side extension with basement and separate garden room with storage.	Committee were unhappy with the way this property has grown over the past 5 years or so but could find no planning objections so would support approval. However they would ask for a condition that the screening hedge must remain so as to ensure the softening of this large extension.	
DM/22/3812/HOU Imberhome	4 Linden Avenue East Grinstead West Sussex RH19 1LT  Isbell	Single storey rear extension.	The Committee had no specific comment but no objection	

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DM/22/3822/LDC Worsted	Nutkin Oakley Close East Grinstead West Sussex  Mr S Roberts	Proposed single storey rear extension.	The Committee noted this was a legal decision to be made by the planning officers.	
DM/22/3856/HOU Town	12 Clays Close East Grinstead West Sussex RH19 4DJ  Mr G Adams	Proposed two storey side extension, single storey rear extension, relocation of front door, replacement of windows	The Committee had no specific comment but no objection	
DM/22/3862/VOC Imberhorne	Land Adjacent To Brookhurst Furze Lane East Grinstead West Sussex  Antler Homes	Variation of condition 2 of planning permission DM/20/4098 To remove approved plan: LDD1641-ARB-DWG-002 -Rev.03 Replace with plan: LLD1641-ARB-DWG-002 - Rev.05	The Committee had no specific comment but no objection	
DM/22/3868/LDC Imberhorne	86 Halsford Park Road East Grinstead West Sussex RH19 1PS  M Mitchell	The erection of a single storey rear 3m extension with associated fenestrations. A loft conversion/rear dormer with fenestrations.	The committee noted this was a legal decision to be made by the MSDC Planning officers.	

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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/22/3871/FUL Baldwins	Cedar Lodge Hackenden Lane East Grinstead West Sussex  Mr P Lederer	Proposed timber 5-bar entrance gate, driveway surface treatment and planting.	Recommend Refusal: WSCC have carried out a desk top planning study, which is exceptionally disappointing, this needs to be seen to understand the affect that the clearance work has had. There is no understood reason as to why this entrance is necessary as there is adequate access to the property along Hackenden Lane. The Public Right of Way must be maintained, there are concerns as to the use of this by pedestrians not least youngsters attending school. Mid Sussex policies DP22 would not be satisfied also DP26 is affected as this will change the nature of Alders View Lane as a cul de sac. Committee cannot see the logic to this application, creating a rat run is not supported which could have far reaching changes to this part of the town. It would appear that for highways to be satisfied more work is needed including a personal visit.	
DM/22/3891/TREE Town	The Old Convent Moat Road East Grinstead West Sussex  Holly Tree	T2 Horsechestnut - remove.	The Committee had no objection 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/22/3894/HOU Herontye	Templecoombe Cottage Coombe Hill Road East Grinstead West Sussex  Mr & Mrs Baskerville	Demolition of existing conservatory and replacement with bespoke architectural stone Orangery.	The Committee had no specific comment but no objection	
DM/22/3899/HOU Herontye	129 Dunnings Road East Grinstead West Sussex RH19 4AS  Mr & Mrs Wigzell	Proposed 2 storey side extension and single storey extension to rear.	The Committee had no specific comment but no objection	
DM/23/0007/OUT Town	Highfields West Hill East Grinstead West Sussex  Brundell Property Group	Outline application for Redevelopment of existing single dwelling house and erection of Care Home for up to 85 Bedrooms, with all matters reserved except for access.	Recommend Refusal: The application to approve the site and the access raises worries as to the safety of the opening on to West Hill. There are cars parked along West Hill all day which will make this turning access very tight and of concern. The visibility splays as shown need strong consideration and it is vital that WSCC must visit this site to assess this to prove that these site lines can be achieved. The plan for a care home is supported (although there are some concerns as to the proposed design) but the access is not at this point, proven for safety.	

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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/23/0012/FUL Herontye	The Old Mill Dunnings Road East Grinstead West Sussex  Harvey & Sons	Replacement of asphalt flat roof covering including upgrading of insulation to comply with current regulations, temporary removal and reinstatement of existing kitchen extract/ventilation and air cooling/heating plant and raised access walkway. Removal of modern 1980's timber window frame and replacement with oak glazed door for emergency egress from staff accommodation.	The Committee had no specific comment but no objection	
DM/23/0013/LBC Herontye	The Old Mill Dunnings Road East Grinstead West Sussex  Harvey & Sons	Replacement of asphalt flat roof covering including upgrading of insulation to comply with current regulations, temporary removal and reinstatement of existing kitchen extract/ventilation and air cooling/heating plant and raised access walkway. Removal of modern 1980's timber window frame and replacement with oak glazed door for emergency egress from staff accommodation	The Committee had no specific comment but no objection	
DM/23/0026/FUL Town	Land At St James Road East Grinstead West Sussex  Galliards	Erection of 3 no. two-bedroom terraced houses with associated amenity space	The Committee are disappointed for the loss of the green area and the trees which they would rather were not removed or at the least any lost trees be replanted. However they were supportive of these proposed small houses in-keeping with the terrace.	
DM/23/0053/TREE Baldwins	14 And 16 Sackville Lane East Grinstead West Sussex RH19 2AU  Mr N Waghorne	T1 Oak - reduce crown by 1.5m. T2 Oak - Reduce crown by 1.5m	The Committee had no objection subject to no adverse report from the MSDC tree officer	



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DM/23/0088/TREE Baldwins	Springmount Lingfield Road East Grinstead West Sussex  Mrs L Thwaites	T1 Oak cut back branches overhanging roof of 4 Burston Gardens by approx 2m, leaving branch length of 6m. T2 Oak cut back branches overhanging garden by 2m.	The Committee had no objection subject to no adverse report from the MSDC tree officer	
DM/23/0095/TREE Town	Mid Sussex District Council Chequer Mead Car Park Church Lane East Grinstead  MSDC	Cherry (T1) 02EE Crown reduction to previous pruning points as detailed in attached survey 1.5m north, east, south and west of crown area. Oak (T2) 02DS crown lift to 4m as detailed in attached survey.	The Committee had no objection subject to no adverse report from the MSDC tree officer	