



EAST GRINSTEAD TOWN COUNCIL

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PLANNING COMMITTEE

Minutes of the meeting held at 7.15pm on Tuesday 16th December 2025

Committee: Cllr L Gibbs (Chair)
Cllr E Godwin (Vice Chair)
Cllr J Belsey (Town Mayor)*
Cllr H Farren
Cllr J Mockford*
Cllr S Ody*
Cllr S Reeves (Deputy Town Mayor)*
Cllr T Scott*
Cllr R Whittaker

* absent

In Attendance: Town Clerk and Deputy Town Clerk
Cllr. S. Barnett

PUBLIC PARTICIPATION

One member of the public was present.

72. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Cllrs Belsey, Mockford, Ody, Reeves and Scott offered their apologies, which were noted.

73. MINUTES

RESOLVED: The previously circulated minutes of the meeting held on 4th November 2025 were agreed by the Committee and signed by the Chairman. It was noted the meeting previously scheduled for 25th November 2025 did not take place.

74. DECLARATIONS OF PERSONAL & PREJUDICIAL INTEREST FROM MEMBERS

Cllr Whittaker declared membership of MSDC's District Planning Committee and so reserved his right to amend his views in future based on further information from officers, the public or other representations.

75. **CHAIRMAN'S ANNOUNCEMENTS**

District Plan update – Planning Policy Position Statements have been adopted by MSDC in December, to support the District Plan policies, however these cannot be used as planning policies, just guidance.

District Plan Examination – a new inspector has been assigned, and work will commence again in February 2026, hopefully with adoption by the end of 2026. Once the Planning and Infrastructure Bill are adopted this will water down the Duty to Cooperate which is the current remaining issue, in respect of housing numbers being quoted, although discussions had previously been made with the surrounding local authorities.

A22 corridor study – response has been received by WSCC Highways to the comments submitted by the Council, and this will be circulated to all Councillors by the Town Clerk. No further comments will be added.

SA20 Imberhorne Farm site – Cllr Whittaker attended a pre-app meeting in respect of the care home option as a District Councillor, put forward by the developer Rangeford Villages who will be approaching the Town Council to present the proposals to the Planning Committee. Vistry will be submitting an application for this site in 2026 once the S106 agreement has been agreed.

76. **TO NOTE THE PLANNING ACTION LIST**

No actions were outstanding.

77. **TO MAKE OBSERVATIONS AS MAY BE CONSIDERED NECESSARY IN RESPECT OF PLANNING APPLICATIONS**

RESOLVED: That Mid Sussex District Council be informed of the observations of this Committee in relating to the applications set out in the Appendix A to these minutes, as indicated in column 5.

78. **TO NOTE ANY PLANNING AND/OR APPEAL DECISIONS RECEIVED FROM MID SUSSEX DISTRICT COUNCIL**

The decisions were noted by the Committee as detailed in Appendix B.

The next meeting of the Planning Committee would be held on **Tuesday 13th January 2026 at 7pm.**

The meeting closed at 19:45 hrs

Signed

Chair

Planning Application No	Ward	Location	Proposal	EGTC Comments
DM/25/2025/HOU	Town North	97 Moat Road East Grinstead West Sussex RH19 3LW	Erection of a single storey rear extension and a double storey side extension, including demolition of existing garage and side extension. (Revised plans received 28.11.2025)	No comment
DM/25/2406/VOC	Town South	Pizza Hut 86 London Road East Grinstead West Sussex	Variation of Condition 2 relating to planning reference DM/15/1483 to extend operating hours. (revised plans received 24.11.2025)	No comment
DM/25/2656/VOC	Imberhorne	Walnut Marches Crawley Down Road Felbridge East Grinstead	Variation of condition no 24 relating to planning application DM/23/0990	No comment
DM/25/2742/TREE	Baldwins	1 Overton Shaw East Grinstead West Sussex RH19 2HN	Oak - Reduce crown by up to 2m	The committee supported approval subject to no adverse report from the MSDC tree officer.
DM/25/2833/FUL	Herontye & Ashplats South	Hampton House High Street East Grinstead West Sussex	Change of use of building from Class E to residential to form 4no flats, consisting of internal changes to the floor plan. (Revised plans received 27.11.2025) (Revised description agreed 01.12.2025)	Recommend approval
DM/25/2849/LBC	Herontye & Ashplats South	Hampton House High Street East Grinstead West Sussex	Change of use of building from Class E to residential to form 4no flats, consisting of internal changes to the floor plan. (Revised plans received 27.11.2025) (Revised description agreed 01.12.2025)	No comment
DM/25/2854/HOU	Imberhorne	9 Sackville Close East Grinstead West Sussex RH19 2SG	Installing a modular ramp system to allow wheelchair access to the property	No comment
DM/25/2889/LDC	Imberhorne	Floran Farm Hophurst Hill Crawley Down Crawley	Existing Certificate of Lawfulness application for the use of part of an outbuilding as an existing dwelling.	No comment
DM/25/2902/LDC	Imberhorne	Wolding Yew Lane East Grinstead West Sussex	To retain outbuildings erected within 2m of the boundaries of the site.	No comment
DM/25/2907/HOU	Town North	Esquina Cranston Road East Grinstead West Sussex RH19 3HL	Demolition of existing single-storey rear extension and construction of single-storey rear kitchen/dining extension; internal reconfiguration to form W.C. and utility room with external side access; replacement of existing porch with new enclosed porch; and application of new render finish to existing masonry.	No comment
DM/25/2908/FUL	Imberhorne	Duaris House Imberhorne Way East Grinstead West Sussex	Proposed construction of an external plant room with an acoustic enclosure to the west of the existing building.	No comment
DM/25/2914/LDC	Herontye & Ashplats South	1 Collingwood Close East Grinstead West Sussex RH19 4BQ	New proposed rear extension	No comment
DM/25/2927/FUL	Town North	Oakmead Dental Care 48 Moat Road East Grinstead West Sussex	Proposed entrance porch	No comment
DM/25/2939/TREE	Baldwins	1 Rough Field East Grinstead West Sussex RH19 2RU	(T1) Oak - Crown reduce by 2m to suitable growth points and remove dead wood	The committee supported approval subject to no adverse report from the MSDC tree officer.
DM/25/2944/FUL	Imberhorne	1-9 Beech Close Newlands Crescent East Grinstead West Sussex	Replacement roof coverings like for like. Overcladding of existing timber fascia, soffit, and bargeboard with new uPVC cladding to match existing. Overcladding of existing timber cladding with uPVC to match existing. Replacement rainwater goods to match the existing.	No comment
DM/25/2946/HOU	Imberhorne	49 Blount Avenue East Grinstead West Sussex RH19 1JJ	Proposed ground and first-floor extensions, internal reconfiguration including conversion of garage to habitable room and new/altered window and door openings, with materials matching existing house.	No comment
DM/25/2947/HOU	Herontye & Ashplats South	47 Morton Road East Grinstead West Sussex RH19 4AF	Proposed two storey rear extension with vertical cladding and extension of flat garage roof	No comment
DM/25/2971/LDC	Baldwins	Oaklands Furzefield Road East Grinstead West Sussex	Use of the land for siting a mobile unit for use ancillary to the main dwelling.	No comment
DM/25/2996/TREE	Ashplats North	40 Fulmar Drive East Grinstead West Sussex RH19 3NN	(T1) Oak - Re-Pollard to previous points for a 2-3m overall reduction	The committee supported approval subject to no adverse report from the MSDC tree officer.
DM/25/2997/HOU	Town South	57 Cantelupe Road East Grinstead West Sussex RH19 3BL	Retrospective application for the replacement of the rear lean-to. (updated block plan and location plan received on 11/12/2025)	Recommend approval
DM/25/3019/LDC	Imberhorne	The Spinney Chapmans Lane East Grinstead West Sussex	Conversion of existing garage to living room and creation of new ground floor left flank window	No comment
DM/25/3034/HOU	Imberhorne	35 Heathcote Drive East Grinstead West Sussex RH19 1NB	Proposed porch to front elevation with new roof extending over garage	No comment
DM/25/3046/HOU	Ashplats North	205 Holtye Road East Grinstead West Sussex RH19 3ER	Demolition of existing garage and store and construction of garden room.	No comment

Planning Application No	Ward	Location	Proposal	EGTC Comments
DM/25/3085/TREE	Herontye & Ashplats South	Forest View 2 Garden Close East Grinstead West Sussex	Holly Tree (T1) reduce height by up to 1.5m. Trim sides by up to 1m. Ensure a clearance of 1.5m from Building. Works are to be carried out approximately every 2 years.	The committee supported approval subject to no adverse report from the MSDC tree officer.

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Planning Application No	Ward	Location	Proposal	Date of EGTC Committee	EGTC Comments	MSDC Decision
DM/25/1452/FUL	EG South	Land South Railway Cottages Vowels Lane Kingscote West Sussex	Change of use of agricultural land to use for exercising of dogs including perimeter fence, pathway, shelter and associated parking	01/07/2025	No comment	Approved 19/11/2025
DM/25/1949/HOU	Ashplats North	75 Blackwell Farm Road East Grinstead West Sussex RH19 3JW	Retrospective application for the installation of a pergola on existing decking.	04/11/2025	No comment	Approved 05/12/2025
DM/25/2204/HOU	Town South	22 Pavilion Way East Grinstead West Sussex RH19 4SS	Erect a 2m high wooden fence with concrete posts and base along the northern boundary	23/09/2025	No comment.	Approved 26/11/2025
DM/25/2418/HOU	Imberhorne	Dalby 70 Halsford Park Road East Grinstead West Sussex	Two-storey side and rear extension. Reconfiguration of Front Elevation with introduction of render to partially replace hung tile cladding	04/11/2025	The Committee recommended approval.	Refused 04/12/2025
DM/25/2479/VOC	Town South	West Street Baptist Church West Street East Grinstead West Sussex	Variation of condition nos 2, 3 and 4 of planning application DM/22/0738 - to amend the detailed drawings and allow for design changes	04/11/2025	No comment	Approved 26/11/2025
DM/25/2480/LBC	Town South	West Street Baptist Church West Street East Grinstead West Sussex	Demolition and replacement of the front porch building with a new entrance area to the church. Changes to the side hall roof shape and alteration side hall elevation along with internal changes to the side hall. Addition of amendments to previous consents - new internal staircase to replace existing.	16/10/2025	No comment	Approved 26/11/2025
DM/25/2524/LDC	Imberhorne	8 Sinden Heath Felbridge East Grinstead West Sussex	Single-storey extension and outbuilding	04/11/2025	No comment	Withdrawn 27/11/2025
DM/25/2594/HOU	EG South	Coombe Place Cottage Turners Hill Road East Grinstead West Sussex	Proposed ground floor front extensions, new first floor addition and fenestration alterations	04/11/2025	No comment	Approved 05/12/2025
DM/25/2603/PNC	Town South	4 Cantelupe Mews 37 - 39 Cantelupe Road East Grinstead West Sussex	Change of use from Class E to Class MA to create 2 residential units.	04/11/2025	Recommend approval, subject to a condition requiring that the management company responsible for the leasehold land and site provides and maintains adequate arrangements for waste bin provision, litter control, licences, and overall site management.	Approved 26/11/2025
DM/25/2604/TREE	Baldwins	Eden Hollow Furze field Road East Grinstead West Sussex	Ash tree (T1) - fell to ground level and replant with a British native species	04/11/2025	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 21/11/2025
DM/25/2687/TREE	Ashplats North	199 Estcots Drive East Grinstead West Sussex RH19 3YP	(T1) Oak - Fell	04/11/2025	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 26/11/2025
DM/25/2725/TREE	Ashplats North	5 Holtye Avenue East Grinstead West Sussex RH19 3EG	T1 Oak - Raise Crown to approx 5m by removing first 2 lateral limbs and pruning minor lower limbs. Thin remaining crown by no more than 10%.	04/11/2025	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 26/11/2025
DM/25/2780/LDC	Imberhorne	The Spinney Chapmans Lane East Grinstead West Sussex	Conversion of existing garage to living room and creation of new ground floor left flank window .	25/11/2025	No comment	Withdrawn 18/11/2025
DM/25/2848/TREE	Imberhorne	6 Campbell Crescent East Grinstead West Sussex RH19 1JR	Sycamore - Fell	25/11/2025	No comment	Approved 27/11/2025