



EAST GRINSTEAD TOWN COUNCIL

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PLANNING COMMITTEE

Minutes of the meeting held at 7pm on Monday 3rd February 2025

Committee: Cllr L Gibbs (Chair)
Cllr C Pond
Cllr S Ody* (Town Mayor)
Cllr J Belsey* (Deputy Town Mayor)
Cllr E Godwin
Cllr J Mockford
Cllr A Peacock
Cllr T Scott
Cllr R Whittaker

* absent

In Attendance: Town Clerk
Cllr I Gibson**

** via Zoom

PRESENTATION FROM WESTBOURNES TOWN PLANNING CONSULTANTS ON DM/24/3051/FUL HIGHFIELDS, WEST HILL, EAST GRINSTEAD, RH19 4DL – DEMOLITION OF EXISTING DWELLING AND THE ERECTION OF A CARE HOME (CLASS C2) AND A SEPARATE BUILDING WITH ADDITIONAL CARE UNITS (CLASS C2)

7.17pm....

Westbournes Town Planning Consultants attended the meeting to speak to the above planning application. This was a simplified renewal of a scheme which had been previously submitted to MSDC Planning.

Their client was a care home operator with experience in developing their own sites for future operation. This application was to develop a 78 bed home with 7 units of independent living with the focus being to create a dementia-led high needs care home. The biodiversity net gain target would be met by the development, although some tree removal would be required to enable safe access.

The existing site access would become pedestrianised with a new, safer access created at the bottom of West Hill. The visibility splays here were much better, however this would lead to the removal of trees which were subject to TPOs.

The revised plans were approx. 1.5m lower than the original plans.

The West Hill location was not within easy walking distance of the town, however most residents would not leave the site unless accompanied by family or staff.

It was not known whether discussions with WSCC regarding the offer of discounted rooms had taken place at this time.

The Chair thanked Mr Young for attending the meeting and presenting the plans to the committee.

279 PUBLIC PARTICIPATION

None present.

280 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None.

281 MINUTES

RESOLVED: The previously circulated minutes of the meeting held on 6th January 2025 were confirmed and signed by the Chairman.

282 DECLARATIONS OF PERSONAL & PREJUDICIAL INTEREST FROM MEMBERS

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

As planning applications DM/24/3051 and DM/23/2699 would be going before MSDC's Planning Committee in the near future, Cllrs Peacock and Whittaker advised that whilst they would listen to committee discussions they would not vote at this meeting.

7.04pm Cllr Scott entered the room.

283 CHAIRMAN'S ANNOUNCEMENTS

The Chair reminded committee members the new NPPF was now in force (since December 2024), and that this may lead to more speculative development applications being submitted. MSDC is no longer deemed to have a 5 year land supply so they will be under increased pressure from developers to approve speculative applications. Rejection will be harder than previously as the new NPPF is tilted in favour of approving new housing, and the weighting criteria to be used has been further watered down (although specific criteria has not been defined at this time). Approval of the District Plan is the only way to mitigate this, and MSDC are in the hands of the Inspector to determine when they can move to Stage 2.

The Inspector has already made it clear that she believed the housing numbers in their plan were too low and so expectations were that housing allocations would need to be increased before the plan would be approved.

The principle changes related to paragraphs 11c & d and 125c where an impact vs benefit assessment would be necessary and rejection of the application would only be considered if the impact was substantial; although there was no definition for this.

A request to invite a member of MSDC to attend a planning committee meeting to speak to impacts of this was made.

284 STREET NAMING

DM/23/0810 - Crawley Down Road Felbridge East Grinstead

To review and approve street names for above site following liaison with Felbridge and District History Group and the request from MSDC Street Naming & Numbering Officer.

The following names had been submitted to MSDC following the previous committee decision, however Godley View had been removed from the list as it was noted by the Felbridge and District History Group that there is no association with the Godley family in that part of Felbridge as they had always lived at North End.

Eleven names were requested originally, but 10 were sufficient:

Felbridge Common Road

Warleigh Manor Way

Broadhurst Road

Chart Avenue

Inkpen Drive

Saunders Street

Woodland Walk

Meadow Croft

Waters Edge

Field End

RESOLVED: The planning committee noted the removal of Godley View and approved the final list of street names for this development.

DM/23/0925 – 9 Morton Road East Grinstead RH19 4AF

To review and approve street name for above site following request from MSDC Street Naming & Numbering Officer

The following information had been provided in respect of the above development with the developer advising that their first choice of name would be Forest Edge. The development consisted of 8 new dwellings and would require the creation of a new street. The developers had provided the following name suggestions but no supporting information regarding suitability or relevance to the site. MSDC had made comments regarding some of their suggestions:

Regalstone Avenue Close - duplicate name Regal Drive RH19 4SB

Stoneleigh Place Close - duplicate name Stoneleigh Close RH19 3DY

Elizabeth Grove Close - duplicate name Elizabeth Crescent RH19 3JE

Oakridge Avenue

Chartwell Grove

Forest Edge

Committee proposed Morton Close be used for the new road, however if MSDC were to have an issue with this name they advised they had no preference which of the 3 remaining names were used.

RESOLVED: The planning committee would nominate Morton Close as the road name, with no preference of Oakridge Avenue, Chartwell Grove or Forest Edge should Morton Close be inappropriate.

285 TO MAKE OBSERVATIONS AS MAY BE CONSIDERED NECESSARY IN RESPECT OF 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, as indicated in

column F.

286 TO NOTE ANY PLANNING AND/OR APPEAL DECISIONS RECEIVED FROM MID SUSSEX DISTRICT COUNCIL

The MSDC planning decisions were noted, and that all were aligned with this committee's recommendations.

The next meeting of the Planning Committee will be held on **Monday 24th February 2025**.

The meeting closed at 2019hrs.

Signed

Chair

Planning Application No	Ward	Location	Proposal	Date of EGTC Committee	EGTC Comments
DM/23/2699/HOU	Imberhorne	Land South and West of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex	Hybrid planning application seeking 1) outline planning permission for a mixed use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class 2), land for a 2 form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and 2) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG, pedestrian/cycle link from Imberhorne Lane and associated landscaping and infrastructure. (Additional/amended information and plans received 22nd May 2024)	03/02/2025	Whilst WSCC Highways view of this development was positive, the Committee was disappointed to note there had still been no conclusive update or commitment to the star junction upgrade recommended by Surrey Country Council. There was still scope for this to be addressed within the legal documentation for this application, the 4 local authorities needed to work together to identify a solution to the road issues. There was also no update regarding the requested improvements to Imberhorne Lane bridge. The pedestrian access point onto the Worth Way should be for cycle access also. EGTC would like a commitment from MSDC that S106 funding would not be removed/deemed expired after a set period of time if the funding had not been used, and would also like reassurance that the primary and early years education and the care home offerings within the site would be delivered within the timeframe specified. If not, we would like reassurance that these sites would be used for alternative community benefit e.g. community hall, play area etc. There had been other instances within MSDC where S106 funding had been lost and community offerings not delivered, it was hoped that lessons had been learned not as not to be repeated. Committee resolved to recommendation this application for refusal.
DM/24/0004/FUL	EG South	Saint Hill Farm Saint Hill Green East Grinstead West Sussex	Proposed demolition of existing commercial buildings (Use Class B8 and B2) and construction of replacement storage building (Use Class B8), new office building, conversion of former granary to offices (amendments to DM/19/2095), change of use of dwelling to trade counter, alterations to existing storage yard, construction of single storey replacement dwelling and detached garage, alterations to access, provision of additional vehicle parking and associated works and landscaping. LVIA Addendum received on 17.05.2024. Additional drawing received on 07.06.2024 with details of refuse collection for the proposed dwelling.	03/02/2025	Planning application included in error.
DM/24/1689/VOC	Town South	East Grinstead Service Station 147 - 149 London Road East Grinstead West Sussex	Variation of condition no 7 relating to planning application DM/21/2400.	03/02/2025	The Committee felt the proposed timeframes for deliveries were excessive at the weekends and would propose that a shorter window be implemented for Sundays and Bank Holidays to respect local residents. Committee resolved to support the changes but would recommend the 8am start on a Saturday be maintained, and that on Sundays and Bank Holidays the times be restricted to between 9am - 9pm.
DM/24/2725/ADV	Imberhorne	Carpetright 220 - 228 London Road East Grinstead West Sussex RH19 1HF	New signage to front and side elevations. 2 signs with the store's logo, 2 menu boards, and 4 parking signs.	03/02/2025	No comment.

Planning Application No	Ward	Location	Proposal	Date of EGTC Committee	EGTC Comments
DM/24/2960/HOU	Town South	37 Sunnyside Close East Grinstead West Sussex RH19 4QW	Replacement garage with annex over	03/02/2025	No comment.
DM/24/3051/FUL	Town South	Highfields West Hill East Grinstead West Sussex RH19 4DL	Demolition of existing dwelling and the erection of a care home (Class C2) and a separate building with additional care units (Class C2).	03/02/2025	Committee noted that the ecological report commissioned by MSDC was not satisfied that enough information had been provided regarding protected species at the site. High demand for dementia support was present within the town and so support for the home was strongly expressed. Highways had not yet provided their comments for this application, it was noted that the site was situated on a steep hill which was not easy to exit onto, the new proposed entrance/exit seemed safer. The tree line would remain in place to maintain seclusion of the property. Committee would request a condition be applied to restrict delivery times of supplies etc during evenings and weekends in order to reduce the impact on neighbouring properties. Subject to these items Committee resolved to support the application. They also questioned whether Dexter Drive had been considered as the access point, although acknowledged this would cause additional traffic through a residential area.
DM/24/3075/HOU	Town South	Avondene Ship Street East Grinstead West Sussex RH19 4DX	Amended roof design and front facing dormers from previous planning approval REF : DM/22/1858	03/02/2025	No comment.
DM/24/3076/PNC	Town South	87 - 89 London Road East Grinstead West Sussex RH19 1EQ	Change of use of the upper floors (largely vacant office space) above a Use Class E retail unit, to five residential flats.	03/02/2025	Withdrawn
DM/24/3084/LDC	Herontye & Ashplats South	5 Gloucester Close East Grinstead West Sussex RH19 4TN	Proposed loft conversion with rear dormer	03/02/2025	No comment.
DM/24/3101/FUL	Town South	Rear Of 2-12 Railway Approach And 104-108 London Road Railway Approach East Grinstead West Sussex	Demolition of the existing dilapidated six garages and replacement with a two-unit 2 storey commercial property with a single parking space and associated bin and cycle storage.	03/02/2025	Committee considered the application and felt this would be an improvement, but would note it would be slightly higher compared to adjacent buildings. Access would not be difficult. This area was identified for commercial development within the NP, and committee voted to support approval.

Planning Application No	Ward	Location	Proposal	Date of EGTC Committee	EGTC Comments
DM/24/3119/HOU	Town South	Levels 26 Harvest Hill East Grinstead West Sussex RH19 4BT	Proposed first floor side / rear extension	03/02/2025	No comment.
DM/24/3120/LDC	Town North	Abercorn Cranston Road East Grinstead West Sussex RH19 3HQ	Proposed dormer to be installed on the rear and side roof	03/02/2025	No comment.
DM/25/0006/HOU	EG South	Oasted East Lewes Road East Grinstead West Sussex RH19 3UD	Ground floor side extension to enlarge kitchen.	03/02/2025	No comment.
DM/25/0052/HOU	Town South	11 Dexter Drive East Grinstead West Sussex RH19 4SU	Single storey hallway extension to front of house.	03/02/2025	No comment.
DM/25/0107/PNC	Baldwins	1 Hillside Close East Grinstead West Sussex RH19 2DW	Erection of a single storey rear extension extending beyond the rear wall of the original house by 6.00 metres, to a maximum height of 2.43 metres and height of the eaves to 2.43 metres	03/02/2025	No comment.
DM/25/0111/HOU	Imberhorne	17 Heathcote Drive, East Grinstead RH19 1LZ	Proposed single storey rear extension	03/02/2025	No comment.
DM/25/0118/TREE	Herontye & Ashplats South	26 Great House Court Fairfield Road East Grinstead West Sussex RH19 4HE	Beech Tree (T8) Cut back by 2 metres	03/02/2025	The committee supported approval subject to no adverse report from the MSDC tree officer.
DM/25/0152/HOU	Ashplats North	71 Blackwell Farm Road East Grinstead West Sussex RH19 3JW	Retrospective application for proposed porch to front elevation following a design change.	03/02/2025	No comment.
DM/25/0157/ADV	Imberhorne	219 - 225 London Road East Grinstead West Sussex RH19 1HA	Proposed advertisement application to include One fascia sign on southwest elevation. One fascia sign, three wall mounted billboards on southeast elevation. One column mounted poster display unit in front of southeast elevation and one flagpole sign in northwest corner of the site.	03/02/2025	No comment.

Planning Application No	Ward	Location	Proposal	Date of EGTC Committee	EGTC Comments	MSDC Decision	Date decision reported to EGTC Committee
DM/24/0882/FUL	Town South	Land To The Rear Of 18-26 Railway Approach East Grinstead West Sussex RH19 1BP	Proposed single storey extension to existing building for the use to remain as a workshop. (BNG received 29.11.2024. Amended description 11/12/2024.)	06/01/2025		Approved 15/01/2025	03/02/2025
DM/24/2737/TREE	Ashplats North	14 Ashurst Way East Grinstead West Sussex RH19 3GJ	Tree group of Sweet Chestnut, Laurel, Hazel (TG1) - Radial reduction of overhanging trees on East side by 2m, back to wooden post and rail boundary fence, up to height of 6m only.	09/12/2024	The committee of 9th December 2024 supported approval subject to no adverse report from the MSDC tree officer.	Approved 07/01/2025	03/02/2025
DM/24/2765/FUL	Town South	174 - 174A London Road East Grinstead West Sussex RH19 1ES	Propose to replace old shopfronts with new shopfronts with new signage, flagpoles and lighting above. Alteration of rear door to a window. New doors and a new gate.	09/12/2024	No comment.	Approved 09/01/2025	03/02/2025
DM/24/2783/HOU	Ashplats North	44 Blackwell Farm Road East Grinstead West Sussex RH19 3JN	Proposed single storey side extension, proposed new open porch and proposed relocation of front door.	09/12/2024	No comment.	Approved 09/01/2025	03/02/2025
DM/24/2825/HOU	EG South	Hillcrest Coombe Hill Road East Grinstead West Sussex RH19 4LY	Proposed single storey rear extension and alterations.	09/12/2024	No comment.	Approved 16/01/2025	03/02/2025
DM/24/2829/LDC	Imberhorne	37 Linden Avenue East Grinstead West Sussex RH19 1LS	Proposed single storey rear extension and side extension	09/12/2024	No comment.	Approved 20/01/2025	03/02/2025
DM/24/2847/HOU	Imberhorne	5 Parkside East Grinstead West Sussex RH19 1JG	Remove existing conservatory and detached garage and erect section new fence adjacent to the twitten. Erect a rear/side wrap-around extension and construct replacement roof structure, including increasing the ridge height.	09/12/2024	No comment.	Approved 14/01/2025	03/02/2025
DM/24/3006/HOU	Baldwins	Braeside Furze field Road East Grinstead West Sussex	Proposed single and two storey side extensions and garage with hobby space above.	06/01/2025	Committee recommended approval but would request a condition be added stating that permitted rights for any alterations to the games/hobby room must be removed.	Approved 14/01/2025	03/02/2025