

EAST GRINSTEAD TOWN COUNCIL

PLANNING COMMITTEE – WEDNESDAY 14th MAY 2024 at 7.00PM

Committee: Cllr L Gibbs (Chair)
Cllr C Pond (Vice Chair)
Cllr S Ody (Town Mayor)
Cllr J Belsey (Deputy Town Mayor)
Councillors: Godwin, Mockford, Peacock, Scott* and Whittaker
*= absent
** = present on zoom (this does not qualify as present for decision making)

Also Present: Cllrs Barnett and Farren, Town Clerk, and 10 member of the public

16 **PUBLIC PARTICIPATION**

There were no questions

17 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were approved from:

Tony Scott	Work Commitment
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18 **PRESENTATION FROM WAS CHARTERED ARCHITECTS REGARDING THEIR PRE PLANNING CONSULTATION FOR A DEVELOPMENT OF 32 FLATS TO BE BUILT ON THE SITE OF THE OLD POLICE STATION.**

The Chair welcomed Pierre Lederer and Tom Drysdale (Whitehall homes and WAS architects) to give a presentation on the plans for redevelopment of the old police station. He stressed this was pre planning and reminded the public and committee that they would not be considering a view as to whether the Council will support or object to the plans.

Mr Drysdale set the scene of the development site, he advised that it could have come through as permitted development. this new proposal will demolish the old garages and keep many of the roof lines and provide 33 properties. MSDC have advised that they would be content with more than 30 even though the original allocation on the site was 22. They have considered this against the use as offices and how much vehicle movement would have come from that. they believe this is a favourable option.

Questions from the committee followed:

Refurbishing the existing building, what ideas around disability access will be included? The ground floor units will be made disabled accessible.

The allocation for 89 people but 34 car parking places is going to be tight? The 3/4 people households will include children and there is not necessarily a vehicle expectation.

Bio-diversity, what about solar panels, rain harvesting? The existing building will be brought up to modern standards and some bio-diversity items will be included.

There will be contributions to S106 for the impact on the environment

There will be bat boxes and trees and landscaping coming to the property

There will be no affordable housing, MSDC had suggested 10 properties but this will be subject to a viability assessment to waive the provision and include an s106 payment instead.

What provision for EV? There is some, not sure on the exact number but it is 8-10.

Disability access to ground floor, no lift is proposed.

Car Parking: WSCC and MSDC state that there is no need to provide for flats. The nearest overflow parking here is at Blackwell Farm Road. Will you meet the need of the residents? We will be meeting the requirements as set out by the planning authority. East Court is a sustainable location so not all of the residents will be using cars. Cycle stores will be provided.

What is the density of the units? 22- 33 does this change the density? Yes the footprint has increased from the original allocation, but the perimeter is not breached.

What is the time frame for the submission: the design and access statement needs completing but this is close now to submission.

19 MINUTES

RESOLVED: That the Minutes of the meeting held on 11th March having been previously circulated, were confirmed and signed by the Chairman.

20 DECLARATIONS OF PERSONAL & PREJUDICIAL INTEREST FROM MEMBERS

Cllrs Peacock and Whittaker declared they were currently members of the Mid Sussex District planning committee. They reserved their right to change their expressed views based on representations, reports or professional advice.

Cllr Mockford declared she was a member of the Mid Sussex District licencing committee. Likewise she reserved her right to amend any views that she may express following further reports, representation or professional advice.

21 CHAIRMANS ANNOUNCEMENTS

The former Chair and the Clerk met with Mr Drysdale and Lederer at the Old Police Station to talk about the plans for the old police station. This resulted in the presentation here tonight for you all.

We are aware that Infrastructure First (a community group based in the Imberhorne Felbridge area) have been advised in response to Freedom of Information requests, that all but £7,500 of over £1m collected as S106 for road improvements for the A22 corridor into East Grinstead

remain unspent. They have contended that the non-delivery of the improvements that were needed for the 1623 homes approved, have simply exacerbated the traffic problems along the A22 corridor. Mid Sussex DC have advised that failure to deliver the road improvements required for earlier development is a material matter that can be raised when considering planning applications for new development in the area (particularly large scale). It may well be worth bearing this in mind for our own responses to MSDC. We have previously been advised that an over capacity junction is only severe if the new development is the only reason for classifying it as such. This new advice suggests we can point to the failure to implement previous road improvements as part of our own representations.

We have been made aware that Lewes District Council has been 'designated' under Section 62A of the Town and Country Planning Act (1990). This relates to its sub-standard performance in respect of the quality of decision making for 'major' planning applications. The threshold for designation is that 10% or more of an authority's decisions on applications for major development made during the 24 month assessment period, are overturned at appeal. The latest figure for MSDC is just 0.9%.

What this means in practice is that developers have the option of submitting 'major' planning applications direct to the Planning Inspectorate for determination and thus bypassing the Local Planning Authority.

The updates were noted, comments were made as to the impact this may have on the MSDC decision making. There was comment that special measures is never a good place. Thanks were given to infrastructure first for having pulled this information out, which will be helpful for the future improvements on the A22/A264 star junction.

22 APPEALS

The Committee noted the appeals had been submitted

23 LICENSING

The Committee noted the applications but had no observations to pass to the licencing committee.

24 CONSULTATION – SEX ESTABLISHMENT LICENSING POLICY 2024

The chairman introduced the report.

RESOLVED: Committee support the draft policy as consulted by Mid Sussex DC, Committee particularly support the statements that the town centre and business parks in the parish are not suitable for a sex establishment to be trading.

25 MID SUSSEX DISTRICT COUNCIL 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 advised that the next meeting of the Planning Committee will be held on **Monday 3rd JUNE 2024** and closed the meeting at 8.29 pm.

Signed

Chair

EAST GRINSTEAD TOWN COUNCIL Planning Applications Tuesday 14th May 2024

Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/24/0544/HOU Herontye & Ashplats South	19 York Avenue East Grinstead West Sussex RH19 4TL T Herrington	Ground floor, single storey rear extension, with pitched roof over. Additional information received 24.04.2024.	Committee of 14 th May had no specific comment and no objections	
DM/24/0556/HOU EG South	Ridge Hill Manor Turners Hill Road East Grinstead West Sussex RH19 4LA	Construction of a single-storey side extension to create a spa, two storey rear bay window and covered rear terrace together with associated hard and soft landscaping works	Committee of 14 th May had no specific comment and no objections	
DM/24/0825/FUL Town South	6 King Street East Grinstead West Sussex RH19 3DJ SFJ Property	Change of use to Sui generis (Tanning salon)	Committee of 14 th May had no specific comment and no objections	
DM/24/0830/FUL Town South	28 Railway Approach East Grinstead West Sussex RH19 1BP Mr J Coulson	Proposed redevelopment of site with a new retail unit at ground floor level, and seven new residential apartments.	The Committee of 14 th May recommend refusal for this application. DP26 is not supported as it does not fit in with this area of the town. EG3 from the neighbourhood plan and DG38 from the MSDC design guide would not be supported as this is not a good design for Railway Approach being an entry point to the town. Committee noted that parking on railway approach is difficult and 7 new residential properties may be difficult to accommodate. The Committee are mindful that this area is one that the Council would seek to have redeveloped, but this design is not favoured as being out of keeping and over development of the site as well significantly increasing of the footprint and existing building line to the rear of the property.	

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DM/24/0852/LDC Town South	146 London Road East Grinstead West Sussex RH19 1ES Ms Ingino	The property has been in use as an HMO for over 10 years	Committee noted that this was a legal decision to be made by the MSDC Planning officers	
DM/24/0886/HOU Herontye & Ashplats South	3 Morton Road East Grinstead West Sussex RH19 4AF Mr & Mrs Dillsma	Demolition of an existing garage and replacement with a two storey proposal with a garage on the ground floor and a home office / additional amenity space on the first floor accessed via a new spiral staircase.	Committee of 14 th May commented that they had not seen any planning notice prominently displayed at the site. The street scene is eclectic, therefore would not be out of keeping., although the Juliet balcony and spiral staircase would be unique on the streetscene. The comments from the neighbour at number 6 were supported by the committee for the south facing rear windows to be obscured in order to preserve privacy of the garden. On balance the committee would support approval subject to the rear ground floor windows being obscured.	
DM/24/0920/HOU EG South	Little Manor Lewes Road East Grinstead West Sussex RH19 3UN A Soni-Hills	Removal of existing conservatory, gable and flat roof. New pitched roof over with new bifold doors. Internal alterations to allow conversion of garage to kitchen/dining. Existing external doorway to be altered into window. Existing window to be altered to door.	Committee of 14 th May had no specific comment and no objections	

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DM/24/0926/TREE Town South	1 Queensway East Grinstead West Sussex RH19 1BU Mrs Coward	T1 Ash - cut back the regrowth from the previous pruning points all around, approximately 2.5m.	Committee of 14 th May would support approval subject to no adverse report from the MSDC Tree Officer	
DM/24/0954/TREE Imberhorne	32 Sackville Lane East Grinstead West Sussex RH19 2AU Clarion Housing	T1 Oak - Remove secondary branches over roof to provide approximate 2m clearance from house, tip back lower limb to achieve an approximate 2m clearance from house.	Committee of 14 th May would support approval subject to no adverse report from the MSDC Tree Officer	
DM/24/0964/FUL EG South	National Trust Standen West Hoathly Road East Grinstead National Trust	Installation of a handrail to a flight of steps within the garden to support access requirements	Committee of 14 th May had no specific comment and no objections	

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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/24/0981/FUL Imberhorne	Homebase 219 - 225 London Road East Grinstead West Sussex Lidl GB	Demolition of existing DIY retail unit and construction of Class E(a) retail foodstore with associated parking, landscaping and access works.	Committee of 14 th May noted the objections concerning the road access and potential build up of traffic. The increased use of this premises as a more popular super market could result in significant impact on the southbound traffic trying to turn left in to the site. It can be dangerous and on highways grounds the committee would strongly recommend refusal DP21 would not be satisfied as it will result in significant traffic congestion and there is no mitigation. Committee noted that this land may be part of the road solution for road improvements and congestion for the M25 to Ashurst Wood and if this is the case, to remove the potential solution would not be supported. If this application were approved a significant contribution to the development of St Margarets Loop should be included in the S106 document.	
DM/24/0983/HOU Imberhorne	67 Campbell Crescent East Grinstead West Sussex RH19 1JT Mr S Bateman	Demolition of garage and storage building. Double / part single storey side and rear extension Roof extension and loft conversion with pitched roof dormers and a Juliette balcony to the rear elevation.	Committee of 14 th May had no specific comment and no objections	
DM/24/0990/LDC Baldwins	Bramber Windmill Lane East Grinstead West Sussex Better Families Social Work	Proposed use for an existing dwelling house to be used as a children's home for 5 young people with a live in carer	Committee noted that this was a legal decision to be made by the MSDC Planning officers	

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DM/24/1010/ADV Town South	Jewson Ltd 153 - 157 London Road East Grinstead West Sussex RH19 1EU STARK Building Materials	The installation of an Permflag measuring by 740mm x 1990mm x 3mm ACM panel with vinyl decoration to face. Mounted to single 6000mm post. 350mm cap height.	Committee of 14 th May had no specific comment and no objections	
DM/24/1021/HOU Herontye & Ashplats	22 Farm Close East Grinstead West Sussex RH19 3QG Mr Shillington	Proposed variation of existing approval (DM/22/1158), to increase the size of the previously approved rear element by 1.5m together with new gable end.	Committee of 14 th May had no specific comment and no objections	
DM/24/1022/HOU Imberhorne	13 Blount Avenue East Grinstead West Sussex RH19 1JJ Mr Morgan	Replacement of existing garage with new bedroom linked to existing porch, erection of new rear extension.	Committee of 14 th May had no specific comment and no objections	
DM/24/1028/HOU Town South	Ambleside Dunnings Road East Grinstead West Sussex RH19 4AD Mrs J Stevens	Demolition of existing roof and construction of new asymmetrical replacement roof with tiled finish. Reconfiguration of first floor with additional bedroom and master suite dressing and en suite. Continuation of timber cladding across front elevation, new first floor windows to match other existing. New first floor rear extension above existing rear dining room.	Committee of 14 th May considered the raised roof line, but would support approval.	
DM/24/1035/HOU Herontye & Ashplats South	7 Lister Avenue East Grinstead West Sussex RH19 4BA Clarion Housing	Proposed insulated render to all external facing walls	Committee of 14 th May had no specific comment and no objections	

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DM/24/1043/HOU Herontye & Ashplats South	76 Stockwell Road East Grinstead West Sussex RH19 4AU Clarion Housing	Proposed insulated render to all external facing walls	Committee of 14 th May had no specific comment and no objections	
DM/24/1045/HOU Herontye & Ashplats South	50 Lister Avenue East Grinstead West Sussex RH19 4AZ Clarion Housing	Proposed insulated render to all external facing walls	Committee of 14 th May had no specific comment and no objections	
DM/24/1048/ADV Town South	Pizza Express 39 High Street East Grinstead West Sussex Pizza Express	1 set of halo illuminated fascia text and light line. 1 externally illuminated projection sign. 1 internally illuminated projection sign.	Committee of 14 th May had no specific comment and no objections	
DM/24/1051/HOU Imberhorne	54 Fairlawn Drive East Grinstead West Sussex RH19 1NT Mr M Arneilli	Demolish existing part rear extension and side extension / garage. Erect a single storey wrap around extension (reduced in depth to the rear). Double storey side extension. New gabled frontage to the double storey side extension. Single storey front extension. Roof to lounge extension to boundary line to create an canopy over side access. Existing fenestration to be replaced and dwelling to be rendered with feature tiling.	Committee of 14 th May had no specific comment and no objections	