

EAST GRINSTEAD TOWN COUNCIL

PLANNING COMMITTEE – Monday 19 February 2024 at 7.00PM

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

Also Present: Deputy Town Clerk, Cllr. Gibson plus 3 members of the public

297 **PUBLIC PARTICIPATION**

Three members of the public were present, no one wished to speak of the public present the Chair moved to the substantive agenda.

298 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were noted from:

Cllr. Adam Peacock	personal commitment
Cllr. Julie Mockford	unwell

299 **MINUTES**

RESOLVED: That the Minutes of the meeting held on 31st January 2024 having been previously circulated, were confirmed and signed by the Chairman.

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

Cllr. Whittaker declared that he is a member of the MSDC District Planning Committee and reserved their right to amend any views based on further information received from officers, professionals and members of the public.

Cllr. Belsey declared an interest in the District Plan due to being a Mid Sussex District Councillor.

301 **CHAIRMANS ANNOUNCEMENTS**

It was noted that application DM/23/3073 – 18 High Street was refused at the MSDC Planning Committee meeting held in February.

302 MSDC DRAFT PLAN CONSULTATION REGULATION 19

The draft response was circulated with the meeting papers and read out to the Committee. Further comments were made in respect of this being the only stage of the consultation when the plan can be considered as a cumulative development rather than focusing on the individual sites in the area between East Grinstead and the M23, taking into account the DPS allocations in this area will take approximately 5000 homes, this would be added to the response.

Cllr. Scott arrived at meeting.

RESOLVED: The response will be sent to MSDC prior to the closing date of the 23 February 2024 with the minor amendments noted in respect of cumulative development in the area.

303 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 advised that the next meeting would be **Monday 11th March 2024**, and closed the meeting at 19.48.

Signed

Chair

Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/23/0810/FUL Imberhorne	Land South Of Crawley Down Road Felbridge East Grinstead West Sussex Barratt David Wilson	Demolition of existing structures and erection of 200 no. 1, 2, 3 and 4 bedroom homes (30% affordable) with new vehicular accesses via Crawley Down Road together with associated car parking, open space and landscaping. (Amended plans and additional information received 25th July 2023 regarding transport, air quality, trees and drainage). (Amended plans and additional information received 29th September 2023 regarding drainage and ecology). (Additional information received 7th November regarding proposed off site highways works on Crawley Down Road and revised plans received 13th and 14th November showing changes to plots 180 to 182 and coloured elevations of apartment buildings and a junction modelling note). (Updated Transport Assessment Report and Travel Plan received 19th January 2024).	<p>EGTC remain steadfast in their request to place a Grampian condition on SA19 and SA20. The committee is also fully supportive of the comments and recommendations made by Surrey County Council – Felbridge Parish Council – Infrastructure First and in this committee previous comments of April 23, Aug 23 and Oct 23.</p> <p>Transport Assessment</p> <p>The committee do not accept the latest transport assessment. There are numerous discrepancies in the data and it does not make sense, the dates used to collate the data (15-16 May there were road closures on the A264. For example, the developer is stating that the junction capacity of the A22/A264 will decrease when SA20 is built?</p> <p>The road safety audit is also out of date.</p> <p>Within the assessment there are too many areas where the developer has used the word 'potential'. We would like to see concrete plans within the assessment and report so that this committee can make a more informed decision.</p> <p>The highway mitigation that is required from the Inspectors amendment to policy SA19 is</p>	

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			<p>completely missing except for the unrealistic 10% modal shift to public transport and active travel. The existing bus service is poor at best, this won't change. Particularly in the evenings and weekends.</p> <p>The committee is also disappointed that WSCC Highways have not robustly responded to the poor assessment report and enforced the requirement for better data and dedicated improvements to the highway system to mitigate the additional burden of these homes plus also the planned extra homes in Crawley Down and the Copthorne corridor. Lived experience is once again totally different to the traffic models used.</p> <p>Travel Plan Having looked at this plan from the developer there is no difference to this when comparing it to the Hill Place Farm development. It is completely the same except for different modal shift numbers. The committee feel the travel plan is box ticking exercise to get this development over the line as the developer is not at all interested in future proofing the development with firm plans and designs to</p>	

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			<p>actually enable residents to be less car dependent.</p> <p>The addition the Trave Plan co-ordinator needs to be in place when the first residents move in and not when the last one moves in. The residents on the Hill Place Farm development still don't know who their Travel Plan Co-Ordinator is now. The committee would like an amendment to the Travel Plan in that the Travel Plan Co-Ordinator is employed right from the start of the development, not from when the last home is sold. Based on the Travel Assessment and the wish list on the Travel Plan the committee believe the numbers regarding modal shift are completely unrealistic in the current design as the semi-urban location dictates that residents in the development will be car dependent. The design of the road system within the development means that within 5 years there will be cars parked on the roads and it will become a big car park. There needs to be careful and future proof road design, that means the streets are for people not cars and that there is more space for people who walk and cycle.</p> <p>There is no mention of the East Grinstead LCWIP and how this</p>	

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			<p>development will feed into that, there's nothing about upgrading the bridle way that will link it with Worth Way, there's no forethought on how this development will then feed into SA20. This is part of DG 9 – reducing reliance on the car.</p> <p>Other items The committee still have major concerns with flooding of this area. Again, the lived experience isn't being taken into account. There's still no acknowledgement in relation to a SANG, we are in the Ashdown Forest area of influence. There is no information on the Biodiversity Net Gain, we need to see what they propose for this as well. The development doesn't reflect the area that it is being built in DP26 and DG11, the density of the development doesn't comply with DG34 – increased density in urban extension.</p> <p>In summary the committee feel that the developer is doing the very bare minimum to get this application approved whilst the town and residents of East Grinstead have to suffer with an already lack of planned highways infrastructure specifically on the A22 & A264 corridor, school places, doctors</p>	

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EAST GRINSTEAD TOWN COUNCIL Planning Applications Monday 19th February 2024

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			<p>surgery places, dentist availability. None of the towns concerns and valid worries are being addressed. The Committee therefore continue to recommend refusal with reference to the above and in addition to the reasonings given in the recommendation of this committee on the 17 April 2023, 14 August 2023 and 16 October 2023.</p>	
DM/23/3136/FUL Imberhorne	<p>Sleeper Cottage London Road East Grinstead West Sussex RH19 1QW</p> <p>Ms M Tindale</p>	<p>Conversion of attached garage to annexe accommodation. Front extension to converted garage to create new Entrance Hall and Study.</p>	<p>The Committee of 19th February had no specific comment but no objections.</p>	
DM/24/0139/FUL Town South	<p>108A London Road East Grinstead West Sussex RH19 1EP</p> <p>Demsa Properties Ltd</p>	<p>Installation of an obscure glazed window to the side elevation.</p>	<p>The Committee of 19th February had no specific comment but no objections.</p>	
DM/22/1778/FUL Town South	<p>81 High Street East Grinstead West Sussex RH19 3DD</p> <p>Stuart Pilbrow</p>	<p>Conversion of existing office space (B1) to 1 bedroom residential dwelling. Updated Heritage Impact Assessment received 25.04.2023. Amended plans and updated Heritage Statement received showing revised layout of proposed dwelling</p>	<p>The Committee of 19th February had no specific comment but no objections.</p>	

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DM/22/1780/LBC Town South	81 High Street East Grinstead West Sussex RH19 3DD Stuart Pilbrow	Conversion of existing office space (B1) to 1 bedroom residential dwelling. Updated Heritage Impact Assessment received 25.04.2023. Amended plans and updated Heritage Statement received showing revised layout of proposed dwelling	The Committee of 19 th February had no specific comment but no objections.	
DM/24/0246/VOC Ashplats North	98 Holtje Road East Grinstead West Sussex RH19 3EA Rob Sharp	Variation of condition no 3 of planning application DM/21/2596 - to amend the approved plans to allow for design changes	The Committee of 19 th February had no specific comment but no objections.	
DM/24/0294/HOU Imberhorne	53 Garden Wood Road East Grinstead West Sussex RH19 1JZ Mr Stephen Allred	Proposed conversion of integrated garage into living space	The Committee of 19 th February had no specific comment but no objections.	
DM/24/0326/TREE Ashplats North	4 Spruce Place East Grinstead West Sussex RH19 3LU Mr Simon Walters	T1 Ash - Reduce crown by a maximum of 1.5 metres, back to most recent pruning points. T2 Ash - Remove 2 metres stub (previously reduced stem). Back to base of union.	The Committee of the 19 th February would support the application subject to no adverse report from the MSDC tree officer.	