

EAST GRINSTEAD TOWN COUNCIL

PLANNING COMMITTEE – MONDAY 27th NOVEMBER 2023 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: Town Clerk and 8 members of the public and Cllrs J Belsey, Farren, Gibson & Reeves were also in attendance.

202 PUBLIC PARTICIPATION

2 representations were made in respect of DM/23/2877 against the development by neighbours. The access right of way is not in existence, the track will disturb the summerhouse of the neighbouring property affecting the tranquillity of the area.

The proposal will be overbearing and blocking light and outlook to the neighbouring property. The flood risk will be exacerbated

The site is an extension of East Court and a wildlife corridor. The application ignores the affect the development will have on an ancient yew on the site. It is detrimental to the site. The outline of the plan is not clear in this application but would appear not to be in keeping and will affect the aesthetic of the areas.

The access is off Stoneleigh Hall, but this is a private drive and will not be allowed. Access from sandy lane or Cranston road will have safety concerns.

1 representation was made in respect of DM/23/2699 - it was asked that the proposals for the sports facilities be supported by the council. While the traffic issues are understood it was asked whether the council accepted that the benefits of the unification of the school and the sporting facilities would be welcome.

The Chairman thanked all for attending and advised that their comments would be taken into account when the applications were considered.

203 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies.

204 MINUTES

RESOLVED: That the Minutes of the meeting held on 6th November having been previously circulated, were confirmed and signed by the Chairman.

205 DECLARATIONS OF PERSONAL & PREJUDICIAL INTEREST FROM MEMBERS

Cllr Whittaker & Cllr Peacock declared they were a member of the MSDC District Planning Committee and reserved his right to amend any views based on further information received from officers, professionals and members of the public.

Cllr Mockford advised that she was a member of the Mid Sussex DC licencing committee, she too reserved her right to amend any views subject to additional reports and professional advice or representations.

Cllr Reeves was in attendance for 23/2699 and declared that she was a resident of Bluebell Close.

206 CHAIRMANS ANNOUNCEMENTS

The Chairman advised that he and the vice chair had attended a planning training session held via the National Association of Local Councils.

207 MID SUSSEX LICENCING

There were no comments to pass to the District Licencing Team

208 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, advised that the next normal meeting would be **Monday 18th December**, and closed the meeting at 8.09pm.

Signed

Chair

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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/23/2644//TREE Ashplats North	Sackville School Lewes Road East Grinstead West Sussex Sackville School	2 x Hazel - Coppice.	The Committee of 27 th November would support approval subject to no adverse report from the MSDC Tree Officer	
DM/23/2699/OUT Imberhorne	Land South And West Of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex Welbeck Strategic Land	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 and associated landscaping and infrastructure.	It was noted that this is a hybrid application. The large number of objections on the portal were noted for the various matters raised mostly infrastructure. The committee also referred to the policy of this council that remains supported, requiring that upgrade of the traffic junctions being essential to be completed prior to any work being started on this and the other sites in the allocation document which affect the Felbridge /East Grinstead junctions (A264/A22). It was queried as to the capacity for the car park, 40 places (documents say 22) plus two coaches seems to be very tight and may need increasing. The Committee noted the policies SS8 and SS3 in the EGNP which are supportive of much of this development. The unification of the Imberhorne schools are welcomed. It is noted that this has been 9 years in the making to get to this point, and the project will take 8 years to complete, which could result in some changes to	

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			<p>the size or number of homes amongst others.</p> <p>It is noted that it is allocated in the MSDC site allocation document, but also that the changes to the access to the site, from that which was considered by the inspector, may be a material change. The Committee also welcome the further added exemplar sports facilities. It was noted that the increased traffic on Imberhorne Lane must be managed, there is no proposal for improving the capacity of this Lane. There are concerns as to the proposed roundabout which will have an impact on Bluebell Close. It is noted the land is available to make the roundabout less disruptive by moving it further away from the existing residential area. The original plan of two access points has changed now. one access and one egress would be preferred. It is noted that no improvements on the Imberhorne lane bridge have been mooted which will also be necessary. The increased pressure on the Turners Hill Road has already been noted with the Hill Place Road Development and with the access now being closer to the Southern rather than Northern end of Imberhorne Lane. It is queried as to the traffic</p>	

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			<p>modelling of the school transport movements which suggests 100% within the development and also what would the traffic modelling be without the school.</p> <p>The school and community (healthcare) building that is included in the plan, must be protected to ensure that the land must be used for community infrastructure and not be able to transfer to additional residential, if the community plans do not come forward.</p> <p>DP26 (the development must be sustainable for the increased traffic situation), at this time this has not been proven.</p> <p>It is noted that the infrastructure delivery plan requires £14m in developer contributions. This money is the minimum required (as it was approved in 2019). Due to the past failures to bring forward road improvements despite more than 1200 new homes being delivered, the traffic improvements and the detail of the S106 information is needed to allow the committee to be able to approve this application. At this time the Council must recommend refusal.</p>	

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DM/23/2724/TREE Baldwins	Acorns 173 Charlwoods Road East Grinstead West Sussex RH19 2RX Mr & Mrs Gaskell	(T1) Oak - Raise the crown by 2-3m and reduce the lateral branches that are extending over the garage by 2-3m and re-balance.	The Committee of 27 th November would support approval subject to no adverse report from the MSDC Tree Officer	
DM/23/2751/TREE Town South	Pine Lodge West Lane East Grinstead West Sussex Mr S Bilby	(T1) - Oak - Remove dead branch shown in photograph and reduce crown by 1m. (T2) - Oak -Reduce crown by 4 to 5m. (T3) - Oak - Reduce overall crown by 6m.	The Committee of 27 th November would support approval subject to no adverse report from the MSDC Tree Officer	
DM/23/2804/TREE Imberhorne	St Margarets Loop Maypole Road, To The West Of 19-31 Crescent Road East Grinstead West Sussex Railway Paths	T21 Ash - remove. T22 Dead tree (unknown species) - remove. T23 Sycamore - remove. T24 Ash - remove. T25 Ash - remove.	The Committee of 27 th November would support approval subject to no adverse report from the MSDC Tree Officer	
DM/23/2810/TREE Herontye & Ashplats South	26 Great House Court Fairfield Road East Grinstead West Sussex K Thompson	T24 Sycamore - Reduce crown by approx 2m all round leaving a height of approx 15m and lateral width of 12m. Remove epicormic growth on the main trunk up to the height of 6m (bottom of the crown). Remove dead wood from crown. Lateral branches touching the side of the building and to allow more light into the garden	The Committee of 27 th November would support approval subject to no adverse report from the MSDC Tree Officer	
DM/23/2825/ADV Town South	Nationwide 82 London Road East Grinstead West Sussex Nationwide BS	Replace 1no. Projecting signage with new 500mm. Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New 385mm logo height. Replace 1no. ATM surround and decals with new. Replace statutory signage with new. Replace safety manifestation with new.	The Committee of 7 th November had no particular comments to make on this application	

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DM/23/2836/FUL Town South	Wicks Vintage Sweet Shop 59A High Street East Grinstead West Sussex Mr M Degirgen	Change of use to form a take-away restaurant.	The Committee of 7 th November had no particular comments to make on this application	
DM/23/2843/TREE Imberhorne	3 Neale Close East Grinstead West Sussex RH19 2SA K Biggs	(T1) Maple - crown reduction of approximately 1.5m	The Committee of 27 th November would support approval subject to no adverse report from the MSDC Tree Officer	
DM/23/2844/HOU Imberhorne	68 Blount Avenue East Grinstead West Sussex RH19 1JW Mr & Mrs Sims	Proposed rear extension to form an enlarged kitchen and dining area.	The Committee of 7 th November had no particular comments to make on this application	
DM/23/2850/HOU Imberhorne	131 Imberhorne Lane East Grinstead West Sussex RH19 1RP Mr D Hamilton & Ms A Miller	Conversion of roof space to form bedroom and ensuite shower room including front and rear dormer windows, together with internal alterations and demolition of existing conservatory.	The Committee of 7 th November had no particular comments to make on this application	
DM/23/2870/HOU Imberhorne	Peacocks Maypole Road East Grinstead West Sussex RH19 1HL B Geraghty	Double storey side extension and new external patio.	The Committee of 7 th November had no particular comments to make on this application	

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DM/23/2877/FUL Town North	Stoneleigh West College Lane East Grinstead West Sussex RH19 3JR M Parker	Proposed new single storey 3 bed dwelling with new access and parking amenity for two cars.	Recommend refusal: There is no significant improvement in the design from the application considered on 27 th March. DP26 and EG3 are not complied with. There are concerns as to drainage and this does not seem to have been improved in the application and should be refused under DP41. The access remains a concern there is no legal access route available. It was noted that the bio diversity inclusions were welcomed however the lack of the information on the application would suggest that it is not ready for submission and should be refused.	
DM/23/2882/TREE Baldwins	12 Lambourn Close East Grinstead West Sussex RH19 2DP W Marlow	2 x Oak - Reduce branches on neighbours side by 3m.	The Committee of 27 th November would support approval subject to no adverse report from the MSDC Tree Officer	
DM/23/2884/TREE Baldwins	Hillyfield Lingfield Road East Grinstead West Sussex B Perkins	T1 Ash - Cut back overhang by 6m. T2 Beech - Crown reduction by 4-6m or 25%.	The Committee of 27 th November would support approval subject to no adverse report from the MSDC Tree Officer	
DM/23/2932/TREE Town	Sackville College High Street East Grinstead West Sussex RH19 3BX A Scrase	(T1-T5) Beech Trees - remove. (G1) Sycamore, Hollies and Vegetation - remove.	The Committee of 27 th November would support approval subject to no adverse report from the MSDC Tree Officer	

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DM/23/2944/PN Ashplats North	The McIndoe Centre Holtje Road East Grinstead West Sussex RH19 3EB R Fenner	Installation of a Solar PV system on the Mcindoe Plastic Surgery Clinic. The system will consist of 722 Longi LR5-54HTB-430M 430watt panels and utilising Enphase micro inverters to create a system size of 310.5kW.	The Committee noted this was a legal determination as to prior notice	