

EAST GRINSTEAD TOWN COUNCIL

PLANNING COMMITTEE – Wednesday 31st January 2024 at 7.00PM

Committee: Cllr S Ody* (Chair & Deputy Town Mayor)
Cllr C Pond (Vice Chair, in the 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, Deputy Town Clerk and Cllr J Belsey plus 2 members of the public

290 **PUBLIC PARTICIPATION**

No one wished to speak of the public present the chair moved to the substantive agenda

291 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were noted from:

Cllr Ody	Personal commitment
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292 **MINUTES**

RESOLVED: That the Minutes of the meeting held on 10th January having been previously circulated, were confirmed and signed by the Chairman.

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

Cllrs Whittaker and Peacock declared that they were members 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 Peacock advised he lives next to another site occupied by Southern Sheeting, but this is not the site of the application before the committee.

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.

Chairman declared that the applicant for DM/23/0004 (Southern Sheeting) had given a presentation to Council. to assist with the Councils' Environmental agenda, although they were not and have not been employed by the council.

However, for transparency a dispensation to consider the application for the members of the committee, is in place

Chairman advised he lives on Hurst Farm Road but has no relationship with the applicant who has applied as 23/3244.

294 CHAIRMANS ANNOUNCEMENTS

The Chair, Clerk and ward Cllr went to a site visit for DM/ 23/0004 last week at the invitation of the applicant, to better understand the AONB and landscaping implications.

The Chair VC and Clerk met with the S106 officer at MSDC to further discuss the allocations and methodology for allocating funds and the monitoring of expenditure or lack of in consideration of the legal agreements.

Cllr M Belsey attended the MSDC planning committee in order to represent the Town Council and residents' views regarding the land at QVH. Despite a good argument the application has been accepted. This was a delegated decision to ask that an East Grinstead member attended to speak. Members are asked to note this.

We have been advised that 23/3073 (18 High St) is to go to committee on 8th February, the Committee supported the application and the planning officer's recommendation is to refuse the application,

The revised NPPF has resulted in further guidance from Mid Sussex DC, the removal of the buffer should mean that MSDC is able to withstand and speculative development.

295 MSDC DRAFT PLAN CONSULTATION REGULATION 19

The Chairman advised as per the agenda which sets out the consultation, it will come back here, but the committee members are urged to submit their comments in good time for the draft to be signed off before submission.

296 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.

Cllr Belsey left after the committee had considered DM/24/0004/FUL

The Chairman thanked all for attending the meeting, and for all of their hard work during the year. He advised that the next meeting would be **Monday 19th February 2024**, and closed the meeting at 7.46pm.

Signed

Chair

EAST GRINSTEAD TOWN COUNCIL Planning Applications Wednesday 31st January 2024

Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/23/3050/FUL Imberhorne	East Grinstead Tyres Ltd 213 - 217 London Road East Grinstead West Sussex East Grinstead Tyre Service	Conversion of first floor office to a one bedroom flat. (Updated plans and Planning Obligation Form received 04.01.2024)	The Committee of 31 st January had no specific comment but no objections	
DM/23/3118/HOU Imberhorne	25 Sackville Lane East Grinstead West Sussex RH19 2AX Mr R Penedo	Proposed single storey wrap around extension.	The Committee of 31 st January had no specific comment but no objections	
DM/23/3119/HOU Imberhorne	25 Sackville Lane East Grinstead West Sussex RH19 2AX Mr R Penedo	Proposed two storey side extension with internal alterations.	The Committee of 31 st January had no specific comment but no objections	
DM/23/3240/HOU Ashplats North	46 Mindelheim Avenue East Grinstead West Sussex RH19 3UU Mr E Tang	Proposed single storey side extension and garage conversion.	The Committee of 31 st January had no specific comment but 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/23/3244/FUL Town South	Land Rear Of 43 Hurst Farm Road East Grinstead West Sussex Copperwood Developments	The erection of 4 residential dwellings together with the formation of a new vehicular access, car parking, amenity space and landscaping, following the demolition of the existing stables and outbuildings and the closure of the existing access.	<p>Committee noted that the site is AONB although right on the edge of this, committee noted that this was a returned application reducing the number of houses from 11 to 4. Committee felt the design of the homes will be out of keeping, if they were better secluded this would not cause any concern, however in this site it is too different. Committee note that one of the objections to the previous application was the exit on to turners hill road near the roundabout, the larger homes are likely to have a larger number of cars and traffic which still raise that concern.</p> <p>Relevant policies: the MSDC Good design guide, EG1EG2a &3 (DP24) DP26 DP39, the design is not good in this space. It is in AONB and this application will simply allow creep of development, There were concerns as to the Medway drainage board response which needs clarification to be satisfied.</p> <p>Committee also noted the ecological report was a desk top study relying on some out of date material, this needed updating to ensure that bats, newts and other species were suitably protected. DP37 is also relevant.</p> <p>Committee recommend refusal.</p>	

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Plan No. (1)	Location & Applicant (2)	Proposal (3)	Town Council's Observations (4)	M.S.D.C. Decisions
DM/23/3256/HOU Baldwins	Cedar Lodge Hackenden Lane East Grinstead West Sussex Mr Lederer	Proposed demolition of existing shed and erection of detached garage.	The Committee of 31 st January had no specific comment but no objections	
DM/24/0004/FUL East Grinstead South	Saint Hill Farm Saint Hill Green East Grinstead West Sussex Southern Sheeting	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.	The Committee noted that this was not a greenfield site and that the design was sensitive to the environment. Subject to no adverse reports to the outstanding ecological surveys and landscaping (trees). Subject to satisfactory responses committee would support the application.	
DM/24/0019/FUL East Grinstead South	East Grinstead Sports Club Saint Hill Road East Grinstead West Sussex RH19 4JU East Grinstead Sports Club	Construction of 4-Padel Tennis Courts, to replace 2-Existing Netball Courts	The Committee of 31 st January had no specific comment but no objections	
DM/24/0020/LDC Herontye & Ashplats South	19 York Avenue East Grinstead West Sussex RH19 4TL Mr T Hemmington	Rear ground floor extension 3.0M deep 6.415M wide, with pitched roof	The Committee of 31 st January had no specific comment but 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/24/0035/TREE Ashplats North	Land At Schwaz Road East Grinstead West Sussex J Newton	G1 Cherry's - Lateral reduction from gardens by 1.5 metres. T6 Lime - Crown lift lower branches by 2 metres and remove epicormic and basil growth. T1 Blue Cedar - Thin crown by 25%. W1 mixed species - Lateral reduction to provide a clearance of 1.5 meters from properties.	The Committee supported the application subject to no adverse report from the MSDC tree officer.	
DM/24/0048/HOU Herontye & Ashplats South	129 Dunnings Road East Grinstead West Sussex RH19 4AS Mr & Mrs Wigzell	Proposed single storey rear and side extensions.	The Committee of 31 st January had no specific comment but no objections	
DM/24/0060/TREE Ashplats North	Queen Victoria Hospital Holtye Road East Grinstead West Sussex QVH	(G1) - Remove all scrub along fence line. 3m cut back from bin store to end of fence line, adjacent to theatres. Remove all dead and dying Ash Trees within 5m of fence line. (G2) - Clear slope and gated area of Buddlea, Willow and Ash etc. (G3) 3 x Goat Willow - Re-Coppice.	The Committee supported the application subject to no adverse report from the MSDC tree officer.	
DM/24/0062/TREE Ashplats North	Weavers Cricket Court East Grinstead West Sussex RH19 3DN Mrs Libretto	(T1-T4) English Oak Trees - Crown thin by 20-25%. Crown lift by 2m.	The Committee supported the application subject to no adverse report from the MSDC tree officer.	
DM/24/0115/FUL Town North	Mount Noddy Recreation Ground St Johns Road East Grinstead West Sussex MSDC	General improvements to the existing park including resurfacing existing paths, creating new paths, creating an area for petanque and a new youth zone.	The Committee of 31 st January had no specific comment but no objections	