



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on 1st February 2023 at 6.00pm in the Centenary Room, Dormansland

PRESENT: Cllr. David Bright – Chairman, Cllr. Liz Lockwood, Cllr. Cheryl Roux and Cllr Richard Dandy

CLERK: Jacqui O’Sullivan

ALSO PRESENT: Cllr Nicholas White and 6 members of the public were present.

1. To receive and accept apologies for absence

Apologies were received and accepted for Cllr Hilary Taylor.

2. Declarations of interest – No declaration of interests were declared.

The meeting was suspended, and members of the public were invited to discuss their relevant applications.

Resident 1 – planning application: TA/2022/1638

Resident has concerns with the following should the development go ahead:

- Overshadowing his property particularly in the evening which was not clear from the survey, height of the block is far too high.
- TDC website not reflecting the previous comments made on the earlier consultation.
- The new development height and intrusion in to neighbouring properties and being able to see into personal spaces.
- Drainage issues, further work required
- Parking issues and taken valuable parking spaces away. Parking survey did not start until 08.00 when parked cars would have left to go to work
- As a result, increased parking on Hollow Lane leading to more accidents, collisions have occurred exiting out onto Hollow Lane

Resident 2 – planning application: TA/2022/1638

Resident has concerns with the following should the development go ahead:

- Issues regarding parking and giving no suitable alternatives that will be viable.
- Resident advised that the building is simply too imposing and the height is an issue with regards to privacy in her own property. She advised that this is a 3 storey property and due to the gradient of the land, it will appear even higher and showed images of the height 10.5 metres against a post, exemplifying how the new residents would be able to look straight into their bedroom windows.
- Resident 2 concurred with all the points of resident 1.

Resident 3 - planning application: TA/2022/1638

Resident has concerns with the following should the development go ahead:

- The height of the new proposed planning will allow the new residents to look into their bedroom.
- The building is too dominant and out of character.
- Proposed new tenants are likely to have children and the local village school is oversubscribed and this will have an impact on this. No gardens for children.
- This will increase risks of accidents as more cars and insufficient places for people to park.
- Also highlighted how the lighting of the development will affect the other residents.

The other residents at the meeting also attended to object to this proposal for the same reasons as residents 1, 2 & 3.

The planning committee advised the residents to set up a group and outline their reasons for their objections and make comments on the Tandridge Planning Portal or email to COMAPS@tandridge.gov.uk

They were advised to call a public meeting about this and that all objections would best be put in individually and not as a group. They were also advised to attend the TDC council planning meeting to discuss this application and put forward their objections in person. Other suggestions included putting together a parking survey to substantiate evidence about the current lack of parking.

Public session was closed.

3. Minutes

The minutes of the meeting held on 11th January 2023 were approved and signed.

4. To consider appeals and planning applications detailed below:

APPEALS

No appeals received.

APPLICATIONS:

APPLICATION: TA/2022/1638

PROPOSAL: Demolition of existing garages and construction of one bungalow and one building containing six apartments. New parking court at New Farthingdale.

LOCATION: Hollow Lane Garages, Hollow Lane, Dormansland, Surrey, RH7 6N

COMMENTS: Whilst welcoming plans to develop this derelict site the Dormansland Parish Council (DPC) object to this proposal. DPC has considered the many concerns reported by the residents and ask that alternative plans be considered that would be in keeping with the surrounding area and have less impact on neighbouring properties and crucially to address the parking issues in the area which have been understated in the transport assessment. It is suggested that a small terrace of two storey houses with their own amenity space would be more appropriate.

In summary the concerns with regards to the current planning application are as follows:

The block of flats would be dominant and overbearing causing loss of amenity to surrounding properties which would be overlooked. The surrounding properties are significantly lower in height than the proposed block, which will be more dominating because of the slope of the land. This style of accommodation is completely out of keeping with immediate area and indeed the entire village.

The parking assessment has failed to recognise the existing parking pressure around New Farthingdale Green where some vehicles are currently regularly parking on the grassed areas causing damage. The 08.00 start of the parking survey (para 3.8) would have missed a number of vehicles parked overnight in the garage area. The loss of green space to create a new parking court is regretted but recognised as necessary. The proposed area for 16 spaces retains a small grassed area that would be used as unauthorised spaces – it would be better to increase the parking area to 20 spaces to avoid this. Conversion to parking bays of some of the grass verges on Hollow Lane is another possibility to relieve the parking pressure that will inevitably result from the development of this area. DPC requests that a longer and more in depth parking survey, which includes the additional pressures from the school drop off and collections, be undertaken and would welcome being involved.

Earlier consultation stated that the issue with the tight turning circle on the main New Farthingdale Green would be addressed. Currently large vehicles have to ride up onto the green in order to negotiate the turn. Confirmation is requested that this will be addressed as part of the creation of the parking area.

The addition of a new bungalow to the rear of St Clair Cottages adds to the impression that the area is being overdeveloped at the expense of the amenity of neighbouring properties. The design of the bungalow with very few windows is felt to be insufficient light for the future occupants and will be surrounded by high fencing, further restricting the availability to day light. The whole proposal offers insufficient amenity space for what is likely to be family accommodation.

18.30 - the meeting was halted and agreed to re-start after the full council meeting ended.

20.45 – meeting restarted

APPLICATION: TA/2022/1526

PROPOSAL: Erection of 3-bedroom dwelling with associated landscaping works.

LOCATION: Land North West of Frith Manor, Lingfield Road, Baldwins Hill, East Grinstead RH19 2JW.

COMMENTS: DPC Object to this proposal. It is an inappropriate development in the Green Belt and does not fall within the exceptions set out in para 149 of the NPPF. The development would result in loss of openness of the Green Belt as there is currently no building on the site. Very special circumstances required to justify development in the Green Belt do not exist. A high-quality eco-friendly development does not constitute very special circumstances, nor is it a design of “exceptional” quality as set out in Para 80 e) of the NPPF to justify .

APPLICATION: TA/2023/51/TPO

PROPOSAL: T5) - Oak - Located at front of property, on boundary - remove deadwood throughout the crown.

T6) - Oak - Located at front of property, right boundary, reduce height by 1.5-2m leaving a residual 3.5-4m, remove deadwood throughout the crown, due to dieback at top of crown.

LOCATION: Wishing Well, Furzefield Chase, Dormans Park, East Grinstead, Lingfield Surrey RH19 2LU

COMMENTS: DPC has no objection to this application subject to the approval of the Tree Officer. The council is in principle opposed to the felling of any tree unless deemed dangerous or diseased and any pruning or trimming should not be to the detriment to the health or appearance of the tree. Where it is deemed necessary to fell a tree a suitable replacement should be planted in the vicinity.

APPLICATION: TA/2023/52/EIA

PROPOSAL: Proposed installation of a 0.2MW ground mounted solar photovoltaic array [SCC

Ref. 2022/0194] - EIA Screening.

LOCATION: Eden Vale Water Treatment Works, Eden Vale, Dormans Park, Dormansland, Surrey

COMMENTS: DPC is unable to determine whether an EIA is required but requests that (assuming the proposal falls within permitted development rules) all appropriate mitigation is undertaken to protect wildlife habitats.

APPLICATION: TA/ 2022/1458

PROPOSAL: Partial demolition and extension of existing rear single storey edition including the alteration from a flat to pitched roof.

LOCATION: Ridgeway, Hollow Lane, Dormansland, Lingfield, Surrey RH7 6NR

COMMENTS: Dormansland Parish Council notes that the entire property has been demolished and rebuilt (with the exception of part of the single storey rear extension) which was not envisaged under the most recent planning application 2021/1553. The council is concerned that the property may have been extended as part of the rebuild and that this further application represents additional enlargement which may result in a disproportionate increase over the original building contrary to policy DP13. The council is concerned about the potential impact that the increase in size and height of the rear extension will have on the amenity and outlook of the neighbouring property 54 beacon Hill contrary to policy DP7. Any comments from neighbours should be fully considered.

5. Date of next meeting – 22nd February 2023 at 6.00pm, Centenary Room, Dormansland

Meeting closed at 21.05