



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

**Minutes of the meeting of the Planning Committee held on 28th June 2023 at
18.00 in the Centenary Room, Dormansland**

PRESENT: Cllr. David Bright – Chairman, Cllr. Hilary Taylor, Cllr. Liz Lockwood and Cllr Richard Dandy

CLERK: Jacqui O’Sullivan

Members of the public present: Cllr. Nicola O’Riordan was present at the meeting.

1. To receive and accept apologies for absence

Apologies were received & accepted from Cllr. Cheryl Roux.

2. Declarations of interest

No declarations of interest were raised.

The meeting was suspended by the Chairman and comments were invited by Cllr. O’Riordan but she had no comments to raise.

3. Minutes

The minutes of the meeting held on 5th June 2023 were approved and signed.

4. To consider appeals and planning applications detailed below:

APPEALS:

There were no appeals.

APPLICATIONS:

APPLICATION: TA/2023/650

PROPOSAL: Installation of ground mounted solar PV array, underground cabling, CCTV cameras and fencing.

LOCATION: Sewage Disposal Works, Eden Vale, Dormans Park, Surrey, RH19 2JJ

COMMENTS: Dormansland Parish Council have no objections to this application.

APPLICATION: TA/2023/399

PROPOSAL: Erection of two storey side extension and single storey rear extension.

LOCATION: 1 Carewell Cottages, St Piers Lane, Lingfield, Surrey, RH7 6PN

COMMENTS: Dormansland Parish Council have no objection subject to an assessment to ensure compliance with DP10 and DP13 in terms of increase in size relative to the original building. If deemed compliant with those policies, the increase in size is very close to the maximum that would be permitted and therefore it is suggested that permitted development rights be removed to prevent further increase in size.

APPLICATION: TA/2023/518

PROPOSAL: Demolition of garden stores. Erection of farm office and carport.

LOCATION: Lingfield Lodge Farm, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5QS

COMMENTS: Dormansland Parish Council note that the main farmhouse is a Grade 2 listed building and the sheds adjoining this building should be assessed by the Heritage Office as these sheds are in close proximity to the main building. TDC should seek advice from Heritage Office after inspection.

APPLICATION: TA/2023/708/TPO

PROPOSAL: T3) - Oak - Reduce height by 2 metres to leave residual height of 14 metres. Reduce length of longest lateral branches by 2metres to leave residual length of 8 metres; the remaining crown to be pruned in proportion, in order to maintain the natural shape of the tree.

LOCATION: Wishing Well, Furzeffield Chase, Dormans Park, East Grinstead, 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/2023/619

PROPOSAL: Change of use of existing residential annex to holiday let.

LOCATION: Hoopers Farm, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5QU

COMMENTS: Dormansland Parish Council have no objections to this application.

APPLICATION: TA/2023/697

PROPOSAL: Demolition of existing conservatory. Erection of single storey rear extension.

LOCATION: 24 High Street, Dormansland, Lingfield, Surrey, RH7 6PY

COMMENTS: Dormansland Parish Council have no objection subject to an assessment to ensure compliance with DP10 and DP13 in terms of increase in size relative to the original building.

APPLICATION: TA/2023/532

PROPOSAL: Replacement of the existing casement windows on the property, with slim double double timber casement windows.

LOCATION: Apsley Lodge, Wilderwick Road, East Grinstead, Surrey, RH19 3NT.

COMMENTS: Dormansland Parish Council have no objections to this application.

APPLICATION: TA/2022/1638

PROPOSAL: Demolition of existing garages and construction of one bungalow and one building containing five apartments. New parking court at New Farthingdale. (**Amended Plans and description**)

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

COMMENTS: Dormansland Parish Council acknowledge very small changes to the profile of the building plans but still have the same concerns as to the initial application and repeat their objection to these plans and recommend the same ideas as previously suggested, additionally the need for a Construction Management Plan is highlighted: 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.

APPLICATION: TA/2023/664

PROPOSAL: Conversion of existing storeroom under North outshot roof and associated extension along North elevation and conversion of existing enclosed West outshot roof with associated internal works to dwelling. Erection of timber framed entrance porch to East elevation and conversion of North loft area to a storage room with new door access and conservation roof lights. Replacement of South gable attic window and removal of existing cesspit and installation of new Klargestar septic tank. Erection of timber framed double car port with gravel access driveway.

LOCATION: Cernes Farm, Starborough Road, Marsh Green, Edenbridge, Surrey, TN8 5RD

COMMENTS: Dormansland Parish Council noted that this is a Grade 2 listed building with unique and exceptional character and comments from the Heritage Officer should be taken into account.

APPLICATION: TA/2023/719

PROPOSAL: Erection of side dormer window and installation of roof lights in association with conversion of loft to habitable accommodation.

LOCATION: The Shutters, Mill Lane, Felbridge, East Grinstead, Surrey, RH19 2PE.

COMMENTS: Not discussed as this was a Lingfield PC planning application.

APPLICATION: TA/2023/747

PROPOSAL: Demolition of existing store and conservatory. Erection of single extension to the south elevation.

LOCATION: The Lodge, Felcourt Road, Felcourt, East Grinstead, Surrey, RH19 2LF.

COMMENTS: Not discussed as this was a Lingfield PC planning application.

APPLICATION: TA/2023/589

PROPOSAL: Relocation of entrance door to front elevation, new bay window to front elevation, changes to fenestration.

LOCATION: 39 Beacon Hill, Dormansland, Lingfield, Surrey, RH7 6RQ.

COMMENTS: Dormansland Parish Council have no objections to this application.

APPLICATION: TA/2023/581

PROPOSAL: Demolition of chimney. Erection of 2 storey side extension, with pitched roof and changes to fenestration.

LOCATION: Brackens, Hillcrest, Dormans Park, East Grinstead, Surrey, RH19 2LX.

COMMENTS: Dormansland Parish Council have no objections to this application.

APPLICATION: TA/2023/728 (Same as above application TA/2023/664 but Listed Building Consent).

PROPOSAL: Conversion of existing storeroom under North outshot roof and associated extension along North elevation and conversion of existing enclosed West outshot roof with associated internal works to dwelling. Erection of timber framed entrance porch to East elevation and conversion of North loft area to a storage room with new door access and conservation roof lights. Replacement of South gable attic window and removal of existing cesspit and installation of new Klargestar septic tank. Erection of timber framed double car port with gravel access driveway. (Listed Building Consent)

LOCATION: Cernes Farm, Starborough Road, Marsh Green, Edenbridge, Surrey, TN8 5RD

COMMENTS: Dormansland Parish Council noted that this is a Grade 2 listed building with unique and exceptional character and comments from the Heritage Officer should be taken into account. (Same application as TA/2023/664)

APPLICATION: TA/2023/551

PROPOSAL: Conversion of garage into habitable space with new front extension connecting newly converted garage to main dwelling. New gable roof over garage building and existing front dormers. New porch with glazed gable front. Hung tiles replaced with horizontal black timber cladding and all new and existing windows in anthracite grey.

LOCATION: June Cottage, 9 The Meades, Dormansland, Lingfield, Surrey, RH7 6PZ

COMMENTS: Dormansland Parish Council have no objections to this application.

APPLICATION: TA/2023/701

PROPOSAL: Installation of four dormer windows front and rear, also front rooflights in association with loft conversion. Remodelling of existing garage roof.

LOCATION: Hafod, Eden Vale, Dormans Park, East Grinstead, Surrey, RH19 2LT

COMMENTS: Dormansland Parish Council have no objections to this application.

5. Date of next meeting – 19TH July 2023 at 18.00 in the Centenary Rooms.

Meeting closed at 18.40.

Post Meeting Notes:

ENF/2023/45: Little Farindons, Mutton Hill, Dormansland

DPC asked the Clerk if there had been any further updates. No further communication has been had from SCC or TDC.

ACTION: Clerk to chase up on any developments with SCC.

The White House, Moor Lane. Cllr. Bright asked if the clerk could update on this application.

ACTION: Clerk to chase up on any developments with TDC.

The Ridgeway, Hollow Lane – TDC meeting. It was noted that this application was not on for discussion for the TDC planning meeting on 6th July and DPC to look in to what is happening with this application. **ACTION:** Cllr. Lockwood to chase up on any developments with TDC.