



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on 9th August 2023 at 18.00 in the Centenary Room, Dormansland

PRESENT: Cllr. Liz Lockwood – Chairman, Cllr. Cheryl Roux, Cllr Richard Dandy, and
Cllr. Hilary Taylor

CLERK: Jacqui O’Sullivan

Members of the public present: 12 Members of the public were present and Cllr Nicholas White.

1. To receive and accept apologies for absence

Apologies were received & accepted from Cllr. David Bright.

2. Declarations of interest

No declarations of interest were raised.

3. Minutes

The minutes of the meeting held on 19th July 2023 were approved and signed.

The meeting was temporarily closed, and members of the public were invited to speak about the following application: APPLICATION: TA/2023/873.

Resident 1: The 1st resident has a shared driveway with the proposed planning development and expressed concerns about the additional traffic and potential problems with parking.

Resident 2: Advised that there would be 2 sharp turns into the proposed development making access very difficult. He also felt that access for emergency services or facility vehicles would be compromised and could be potentially dangerous. The resident advised that he had had a letter from the assigned Planning Officer who is named as Paul Batchelor.

Resident 3 on behalf of St John’s Church expressed concerns that parking will be an issue and the additional vehicles could pose a problem with pedestrians. He posed a question about the trees opposite the Centenary Rooms and asked if a preservation order could be requested and if these would be kept as part of the application. **ACTION:** Clerk to make a request for the Tree Officer to make an assessment of the trees which could be in threat due to the proposed application.

Cllr Nicholas White: Commented that the development is out of keeping with the area and highlighted that it is Green Belt land which is also an issue. The Platt leads on to West Street via a single-track road which with additional cars / traffic would lead to additional dangers to pedestrians and general access.

Resident 4: Access is the biggest issue here and recently there was a situation where an ambulance could not gain access due to parked cars. The ambulance had to park away from the house delaying the resident’s emergency care. The development is only going to add to parking problems and undoubtedly additional cars being parked on the Platt.

Resident 5: Commented that should the planning application go ahead; their concerns are about the supplies of materials to the site as the Platt could not accommodate large trucks and lorries & would have significant problems with access. This could be a huge issue to local residents. Cllr Lockwood advised that should planning be agreed, a planning condition could be enforced by way of a 'Construction Management Plan' requesting specific conditions about access for vehicles supplying the site **ACTION:** Clerk to make reference to this in comments to TDC when considering the application.

Resident 6. Commented that she had concerns about the additional cars and traffic on the Platt and the risk to pedestrians, especially school children walking to school as cars already drive too fast along this road. This resident also commented on whether parking facilities were adequately outlined with the proposed development.

Cllr. Lockwood thanked all the residents for their comments and advised that these were all valid reasons for refusal and that all the residents should write to TDC with their comments. The email address is Comaps@Tandridge.gov.uk. Paul Batchelor should be copied into any comments submitted as he is the assigned Planning Officer for this application.

The meeting was re-opened for the Planning Committee to discuss application: TA/2023/873.

4. The following appeals and planning applications were discussed:

APPEALS:

No were no appeals discussed.

APPLICATIONS:

APPLICATION: TA/2023/873

PROPOSAL: Erection of 4no. semi-detached dwellings on previously developed garden land to the North of Beacon Platt.

LOCATION: Beacon Platt, High Street, Dormansland, Lingfield, Surrey, RH7 6RB

COMMENTS: DPC are not in favour of this application and would not suggest that TDC approve this this application based on the following points:

- The site is green belt and is outside of the village boundary.
- Previous history of refusals for this site for development. Past refusals – 'inappropriate use of land'.
- There is a potential risk of safety to the local residents on the highways as there will be a significant increase in cars using the Platt. These risks would especially affect local playgroup at the Parish Rooms.
- Insufficient parking (although deemed adequate on the application) on proposed site which could create overflow of parking on the Platt causing access issues.
- If this site is agreed for development, it could give a gateway to further developments infilling on Greenbelt land between the site and Dormansland Station.
- DPC would ask the tree officer to assess the trees on the site, opposite the Centenary Rooms as these trees could be at risk of being lost if the application were to proceed.
- DPC would also ask that should the application be passed, a construction management plan be enforced.

The meeting was closed to allow members of the public to discuss the following applications: APPLICATION: TA/2023/838 & TA/2023/839.

Agent: The Agent who is working on behalf of these applications outlined the history of the many applications for Ridgeway prior to these 2. The initial application was agreed in November 2021 but on starting work, the foundations were found to be failing and after many different stages & different applications, they have finally arrived at this stage where retrospective planning has been requested for rebuilding and erection of a single storey extension with a

pitched roof and the application includes the installation of an air source heat pump. He emphasized that this had been a long and stressful process for the applicants with unforeseen problems resulting in these applications.

Resident 1: The resident residing next door to the proposed application advised that she has had years of this building project causing noise, disruption and a huge amount of stress. She has huge concerns regarding the pitched roof that is going to shadow her garden and affect the light source to their property. She commented that it is overbearing and that the length of time this is all taking is significantly impacting on them.

Cllr. Nicholas White: Cllr. White expressed his concerns about the impact that this development is having on the neighbours. He asked what the proposal was for the sheds at the end of the garden and Cllr. Lockwood advised that the sheds are part of the permitted development.

The meeting was re-opened for the Planning Committee to discuss the following applications:

APPLICATION: TA/2023/838

PROPOSAL: Demolition of existing dwelling and construction of replacement dwelling (Retrospective)

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

COMMENTS: DPC would ask that TDC consider the effects on the neighbouring property.

APPLICATION: TA/2023/839

PROPOSAL: Demolition of existing dwelling and construction of replacement dwelling (Retrospective) with erection of new single storey rear extension with pitched roof.

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

COMMENTS: DPC would like the Planning department to assess the overbearing aspect of the pitched roof on this application. DPC have concerns about the impact on the neighbouring property and would ask TDC to consider the position of the neighbouring property in this regard. Mitigation to be put in place to avoid unnecessary noise from the heat pump positioning. DPC would ask that consideration that the pump is placed so that the noise of the pump does not affect the neighbouring property. The neighbours should not be disadvantaged by an overbearing extension which may overshadow their property.

The meeting was closed, and residents invited to discuss Carewell Farms multiple applications:

Resident explained the impact of Carewell farm's applications on her and her partners lives and that these applications have not been agreed by TDC and are retrospective however activity continues on the sites and no decisions have been agreed. No enforcement orders have been made.

The meeting was closed, and the Planning Committee invited any residents to discuss previous Carewell Farm applications:

Resident explained that the first application for use of the site was made in 1996 for use of the premises between 7.00 and 19.00 Monday to Friday and Saturdays 8.00 to 13.00. Since 2019, there have been several planning applications made for various different uses namely, positioning of 54 business containers (the current license certificate does not allow the use of 54 business containers), installation of an incinerator & use of the fields for dog walkers & agility training. The retrospective applications have not been approved but the applicant continues to use the sites despite this. The resident's reasons for concern are 1. The containers are being washed out on a regular basis with Traffic Film Remover which should be treated as hazardous waste if spillage occurs. Each time the trainers are washed out, the water runs down into the local ditches and could potentially be toxic and causing harm. 2. The incinerator was requested for use for the burning of dog faeces. However plastic bags containing the faeces will be

incinerated also for which she has concerns for the environment and air pollution locally. Her residence is 80 metres from the incinerator. 3. The dog walking fields were agreed for the use of 4 dogs per field and for certain time frames and these guidelines are being abused by the applicant. The activities associated with the fields start at 5.30am and sometimes do not conclude until 20.45. The noise is unbearable as there are constant barking dogs, especially associated with the agility field use. All of these problems are causing a huge amount of stress and directly impacting on her and her partner's lives.

The meeting was re-opened for the Planning Committee to discuss the applications:

APPLICATION: various applications:

TA/2023/402 Change of use to dog agility (retrospective)

TA/2023/219 demolition of existing structures, erection of containers and other associated equipment (retrospective).

TA/2022/174 repair of access track

LOCATION: Carewell Farm, St Piers Lane, Lingfield, Surrey RH7

COMMENTS: Dormansland PC to address the resident's issues by way of email to Mark Berry at TDC to investigate why planning applications have not been resolved and to copy in Liz Hadland, Jacqui Wren (Chair of Community Services Committee), Environmental Health, Cllr. Nicola O'Riordan & Cllr. Nicholas White. Request that investigations are made into the toxic wastewater used to wash out containers is looked into. Request that investigations into conforming to rules and regulations of the planning granted, no. of dogs being allowed to use the facilities at any one time and noise pollution affecting residents locally. Request for investigations in the incinerator usage.

APPLICATION: TA/2023/769

PROPOSAL: Erection of first floor side extension and replacement of existing attached garage

LOCATION: Meadowlands, Park Road, Dormans Park, East Grinstead, Surrey, RH19 2NQ

COMMENTS: Dormansland PC have no objections to this planning proposal.

APPLICATION: TA/2023/779

PROPOSAL: Construct ground floor side extension, external insulation, internal alterations and associated works.

LOCATION: Bridge Farm Cottage, Bowerland Lane, Lingfield, Surrey, RH7 6DF

COMMENTS: Dormansland PC have no objections to this planning proposal.

APPLICATION: TA/2022/1239/Cond1

PROPOSAL: Details pursuant to the discharge of condition 3 (Construction Management Plan) of planning permission ref: 2022/1239 dated 21 June 2023 (Erection of retaining wall and steps with associated landscaping and alterations to lawn area).

LOCATION: Pennethorne House, Swissland Hill, Dormans Park, East Grinstead, Surrey, RH19 2NH

COMMENTS: Dormansland PC have no objections to this planning proposal.

APPLICATION: TA/2023/916/PA

PROPOSAL: Installation and operation of PV Solar Panels (Notification of Proposed installation of Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings under Schedule 2, Part 14, Class J)

LOCATION: Chartham Park Golf Club, Felcourt Road, East Grinstead, Surrey, RH19 2JT

COMMENTS: Dormansland PC have no objections to this proposal.

5. Date of next meeting – 30th August at 18.00 in the Centenary Rooms

The meeting concluded at 19.30.