



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on 27th March 2024 at 18.00 at The Dormansland War Memorial Hall, Dormansland

PRESENT: Cllr. Liz Lockwood (Chair), Cllr. Hilary Taylor and Cllr. Richard Dandy

CLERK: Jacqui O'Sullivan

6 members of the public were present.

1. To receive and accept apologies for absence

Apologies of absence were received by Cllr. Bright and Cllr. Roux.

2. Declarations of interest

No declaration of interests were declared.

Cllr. Lockwood declared the meeting was closed, and members of the public were invited to speak.

5 members of the public were present to put forward their concerns about planning application:

APPLICATION: TA/2024/296/NC.

The main concerns raised were the following:

- Road Access as the new development would include their right of way (owned by all residents present at the meeting) and also concerns about the access onto the main road which is an accident hot-spot so with more houses, there becomes a bigger risk of accidents.
- One of the current septic tanks is located in the yard and could be damaged by trucks coming to and from the land.
- General noise and inconvenience of the construction traffic and working hours as one of the residents is a shift worker.
- Light / Noise pollution with new development.
- Parking as this could greatly impact their own spaces which are limited already.
- Privacy issues as new development will look onto existing gardens.
- The building could be detrimental to the existing wildlife including, resident barn owls, bats, swallows and hedgehogs.
- Potential flooding as the new development could increase the risk of run-off water.

Cllr. Lockwood advised residents that they should write to the developer (Chartwell Land and New Homes) and copy in the Head of Planning (hmurch@tandridge.gov.uk) and COMAPS@Tandridge.gov.uk with their concerns and include pictures of the access to show potential issues.

Cllr. Lockwood also advised that they should insist on the Surrey Wildlife Trust doing a Wildlife Survey due to the potential harm to the habitat of the existing wildlife.

The meeting was re-opened

3. Minutes

The minutes of the meeting held on 6th March 2024 were approved and signed.

4. The following appeals and planning applications were discussed:

APPLICATION:

APPLICATION: TA/2024/296/NC

PROPOSAL: Conversion of Agricultural buildings to 3 x small dwellings and 2 x large dwellings.

LOCATION: Barrow Green Farm, Haxted Road, Lingfield, Surrey, RH7 6DE

COMMENTS: **Dormansland Parish Council would ask the Planning Officer to take into consideration the neighbouring properties concerns and the negative impact this development could have on them. The concerns include; rights of way, construction noise and traffic, neighbouring properties utilities, parking concerns including the neighbouring rights of parking, privacy with the suggestion of including specialised glazing. Dormansland PC suggest that this is an unsustainable location and there maybe better locations than this for potential residential development. There are serious concerns about protected species and suggest that a full wildlife survey be carried out. DPC suggest that permitted development rights should be withdrawn from these dwellings and that the council ensures that the development does not increase water run-off to the road and surrounding land.**

APPEALS:

APPEAL	REFERENCE:	APPLICATION	2023/402-	APPEAL	REFERENCE
APP/M3645/W/23/3331071					

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

PROPOSAL: Change of Use from F2(c)equine to F2(c) canine for an additional secure Dog Walking Field and retrospective permission for a Dog Agility Training Arena with associated vehicle access and limited parking for both activities.

COMMENTS: **Dormansland PC's previous comments still stand.**

APPEALS	REFERENCE:	APPLICATION	2022/61	APPEAL	REFERENCE
APP/M3645/W/24/3339155					

LOCATION: Carewell Farm, St Piers Lane, Lingfield, RH7 6PN

PROPOSAL: Variation of condition 6 of planning permission ref: 2020/2130 (Change of Use of two fields from paddock and grazing to secure Dog Walking Field (sui generis, use class) with associated vehicular access, parking provision, erection of fencing and gates up to 1.8M in height, erection of mobile shelter and associated landscaping including hedging (Part Retrospective)) to allow for variation to hours of operation and limit to the number of dogs allowed.

COMMENTS: **Dormansland PC's previous comments still stand.**

APPLICATIONS:

APPLICATION: TA/2024/232

PROPOSAL: Use of existing first floor flat roof as balcony with erection of balustrade.

LOCATION: Wildshaw, Furzefield Chase, Dormans Park, East Grinstead, Surrey, RH19 2LY

COMMENTS: **Dormansland Parish Council have no objections to this application but would ask that any objections by neighbours should be taken into consideration.**

APPLICATION: TA/2023/838/Cond1

PROPOSAL: Details pursuant to the discharge of condition 3 (Hard & Soft landscaping) and 8 (Air Source Heat Pump) of planning permission ref: 2023/838 dated 30/10/2023 for (Demolition of Existing Dwelling and Construction of Replacement Dwelling (Retrospective))

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

COMMENTS: **Dormansland Parish Council object to this application and request that an alternative location should be found for the heat pump so that the noise does not interfere with the neighbouring property. The proposed location is close to the neighbouring property's bedroom windows and the location is in a dip surrounded by a wall so could potentially increase the soundwaves making the noise of the heat pump louder. DPC suggest that the heat pump is positioned on the other side of the building.**

APPLICATION: TA/2024/159

PROPOSAL: Erection of extension to existing outbuilding with new roof lights and rebuilding of rear wall.

LOCATION: 3 Prinkham Cottages, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5QT

COMMENTS: **Already approved. No comments to be submitted.**

5. Date of next meeting – 17th April 2024 at 18.00 in the Jubilee Room, The War Memorial Hall, Plough Road, Dormansland (tbc).

Cllr. Dandy advised that he may be late for the next Planning meeting.

MEETING CLOSED AT 19.00.