



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on 4th February 2026 at 18.00 at Dormansland Baptist Church Hall

PRESENT: Cllr David Bright (Chair), Cllr Richard Dandy, Cllr Cheryl Roux and Cllr Hilary Taylor

In attendance District Councillor Sir Nicholas White, District Councillor Nicola O'Riordan (Part), Parish Councillor Keith Coleman and four members of the public.

1. To receive and accept apologies for absence

Apologies for absence were received from committee member Cllr Liz Lockwood.

2. Declarations of interest

Cllr Roux recorded that she owned a property close to Application 2025/997 but had no interest in the outcome of the application.

The Chairman opened the Public Session.

A neighbour spoke in opposition to Application 2026/28/NH. No obvious change from previous application on this site and same issues exist.

A neighbour raised concerns on Application 2025/997 wanting reassurance over a party wall and adequacy of foundations to support a first-floor extension.

District Councillor White spoke in opposition to Application 2025/1411. This is an unsustainable site on a Green Belt site that separates the build up areas of East Grinstead and Dormans Park.

A resident updated the Council on the St Pier's Lane. Article 4 notice served both North and South of the Lane and enforcement all in hand.

The Chairman closed the Public Session.

3. Minutes

Minutes from the meeting on 7th January 2026 were agreed and signed by the Chair.

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4. To consider appeals and planning applications detailed below:

APPEALS:

None

APPLICATIONS:

Application: 2025/1411

Proposal: Demolition of existing buildings, erection of up to 100 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Lingfield Road. (Outline application with all matters reserved except access)

Location: Frith Manor, Lingfield Road, East Grinstead, Surrey, RH19 2JW

Comment: Dormansland Parish Council contend that this site is not Grey Belt as it contributes strongly to the Green Belt purpose of preventing urban sprawl from East Grinstead and preventing encroachment into the countryside. This was recognised in the Council's Green Belt Assessment (Parcel GBA043). The land having an important role in preventing settlements merging (East Grinstead and Dormans Park) was also recognised.

The appeal decision APP/M3645/W/19/3237774, relating to a similar application on this site, determined that there are no special circumstances to counter the harm to the Green Belt. The site is outside a defined settlement and development would increase encroachment into the countryside in this area. The decision also recognised that this is an unsustainable location for development with a narrow pavement with a steep climb towards East Grinstead and no pavement towards Lingfield, meaning that residents would be reliant upon private vehicles for transport.

Dormansland Parish Council also have concerns over drainage as we believe that there is no main sewer and neighbouring properties are on private drainage.

Application: 2026/6

Proposal: Demolition of the existing rear projection and erection of a part single storey, part two storey rear extension, along with external works to the dwelling, and external works to the Bothy and installation of a replacement cess pit.

Location: Littleworth Cottage, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5QU

Comment: Dormansland Parish Council have no objection to this application subject to the comments of the Surrey Heritage Officer being taken into account.

Application: 2025/1511

Proposal: Demolition of existing side porch. Erection of single storey side and rear extension.

Location: 3 Moor Cottages, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5RA

Comment: Dormansland Council Parish have no objection to this application subject to the Planning Officer checking the proposed volume increase proportion.

Application:	2025/997
Proposal:	Erection of 1st floor side extension
Location:	24 New Farthingdale, Dormansland, Lingfield, Surrey, RH7 6RJ
Comment:	Dormansland Council Parish note that this proposed development would require a party wall agreement and would suggest that a survey is required to ascertain the integrity of the adjacent walls and foundations for a 1 st floor extension
Application:	2026/28/NH
Proposal:	Erection of an additional storey to the dwelling house (Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA)
Location:	Appleton, Hillcrest, Dormans Park, East Grinstead, Surrey, RH19 2LX
Comment:	Dormansland Parish Council object to this application on the basis that the proposed development would be a disproportionate increase in size and would result in over development of the site contrary to Policy DP13. The development would be over-bearing and have a negative impact on neighbouring properties.
Application:	2026/75/TPO
Proposal:	Please refer to photos provided: T1) - Oak - Remove and replant with new tree.
Location:	34 High Street, Dormansland, Lingfield, Surrey, RH7 6PY
Comment:	Dormansland Parish Council has no objections to this application subject to the approval of the Tree Officer and note that the removed tree is to be replaced by a new tree in a suitable location. Please note that the Council is in principle opposed to the felling of any tree unless it is deemed dangerous or diseased and any pruning or trimming should not be to the detriment of the health or appearance of the tree.
Application:	2026/81/TPO
Proposal:	T1- Ash -To be removed due to dieback
Location:	Rosslyn House, West Street, Dormansland, Lingfield, Surrey, RH7 6QR
Comment:	Dormansland Parish Council has no objections to this application subject to the approval of the Tree Officer but would ask that the removed tree is replaced by a new tree in a suitable location. Please note that the Council is in principle opposed to the felling of any tree unless it is deemed dangerous or diseased and any pruning or trimming should not be to the detriment of the health or appearance of the tree.
Application:	2026/99/TPO
Proposal:	T2) – Lime Tree – 19m in height, 10m in width. Re pollard tree by 3m back to old points, 16m in height and 7m in width.
Location:	36 Plough Road, Dormansland, Surrey RH7 6PS
Comment:	Dormansland Parish Council has no objections to this application subject to the approval of the Tree Officer. Please note that the Council is in principle opposed to the felling of any tree unless it is deemed dangerous or diseased and any pruning or trimming should not be to the detriment of the health or appearance of the tree.

5. Assess Planning Applications log. On hold for the time being.

6. Date of next meeting – 4th March 2026 - 18.00 at the Dormansland Baptist Church Hall, Dormansland

Signed

(Chair Planning Committee)

Date

DRAFT