



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on 6th March 2024 at 18.00 at The Baptist Church, High Street, Dormansland

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

CLERK: Jacqui O’Sullivan

No members of the public were present.

1. To receive and accept apologies for absence

No apologies were received.

2. Declarations of interest

No declaration of interests were declared.

3. Minutes

The minutes of the meeting held on 14th February 2024 were approved and signed.

4. The following appeals and planning applications were discussed:

APPEALS:

APPEAL REFERENCE: APPLICATION 2023/1055 - APP/M3645/D/23/3332989

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

PROPOSAL: Variation of Condition 2 (Plans) of planning permission ref: 2022/509 (Erection of part single/part two storey front and rear extensions. Façade and roof remodelling.) to allow for a glass walkway link between the main dwelling and the garage.

COMMENTS: **Dormansland Parish Council reiterate their original comments on this application. Dormansland Parish Council strongly object to this application as they have already exceeded permitted development rights. The application will join the ancillary building to the main house making it a larger building which was originally a smaller dwelling.**

APPLICATIONS:

APPLICATION: TA/2024/29

PROPOSAL: Erection of single storey side extension (Certificate of Lawfulness for an Existing Use/Development)

LOCATION: The Beech House, Old Surrey Hall, Hollow Lane, East Grinstead, Surrey, RH19 3PR

COMMENTS: **The structure referred to in the application and shown on the supplied plans (Drawings 1, 2, 3 and 4) has not been substantially completed for any more than 3 and a half years and therefore does not satisfy the minimum 4 years required for lawful development.**

The evidence to support this is found in the Google Earth Pro images of the property for both Summer 2020 and Late spring 2021 (screenshots attached).

Additionally, the property, formerly known as The Wooden Bungalow, was granted permission for replacement dwelling which was substantially larger than the original and in that permission (76/137), all permitted development rights were withdrawn and thus any attempt to enlarge the property on PD rights would not be possible.

This information was found in the Officer Report for a refused planning application (2016/1694) to extend the bungalow. This was refused for exceeding the amount acceptable for extensions of green belt properties (copy attached)

Therefore, it is the understanding of the DPC that an additional reason why the certificate of lawfulness for this extension can not be granted, is that it is in breach of an existing planning condition for the removal of permitted development rights as stated in the Town and Country Planning Act 1990, para 191, 3 (b) with reference to the planning condition in application 76/137.

As such the development as seen in the Google Earth Pro Image for 2021, is currently in breach of planning legislation and has been reported to planning enforcement, and allocated the case number ENF/2024/44

APPLICATION: TA/2023/1361

PROPOSAL: Relocation and reduction of existing garage.

LOCATION: White House, Moor Lane, Dormansland, Lingfield, Surrey, RH7 6NX

COMMENTS: Comments submitted already on this application:

COMMENTS: Dormansland PC have no objection to a garage but would ask the Planning Officer to ensure that this is more appropriate in size to the existing dwelling due to the property being in Green Belt and would be less obtrusive if it was to the rear of the property.

APPLICATION: TA/2024/133/N

PROPOSAL: Erection of forestry building.

LOCATION: 2 Carewell Cottages, St Piers Lane, Lingfield, Surrey, RH7 6PN

COMMENTS: No comments from Dormansland Parish Council as decision from TDC has already been made.

APPLICATION: TA/2023/1503

PROPOSAL: Demolition and replacement of existing single storey agricultural barn. (Amended Plans)

LOCATION: Smithers, Smithers Lane, Edenbridge, Surrey, TN8 7LA

COMMENTS: Previous comments from Dormansland Parish Council still apply in that we would ask that the Planning Officer to investigate as to whether the building is derelict and whether the end use is intended for agricultural use.

5. Date of next meeting – 27th March 2024 at 18.00 in The Jubilee Room, Dormansland War Memorial Hall, 3 Plough Road, Dormansland RH7 6PS

MEETING CLOSED AT 18.20.