



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on 5th March 2025 at 18.00 at The Baptist Church Dormansland

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

Three members of the public present

1. To receive and accept apologies for absence

None

2. Declarations of interest

Cllr Cheryl Roux recorded an interest in one of the applications and left the meeting during the consideration of that application.

The Chairman opened the Public Session.

The Chairman closed the Public Session.

3. Minutes

Minutes from the meeting on 5th February 2025 were agreed and signed by the Chair.

4. To consider appeals and planning applications detailed below:

APPEALS:

Appeal: **2024/715/N – APP/M3645/W/25/3358925**
Proposal: Erection of Forestry Building - monopitch roof (Prior Notification under Schedule 2, Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Location: 2 Carewell Cottages, St Piers Lane, Lingfield, Surrey, RH7 6PN

Comment: Dormansland Parish Council have no further comment to make. Please refer to our comment on the original application – 2024/715/N.

Appeal: **2024/317 - APP/M3645/Q/25/3359099**
Proposal: Proposed amendment to S.106 Agreement.
Location: Skitts Farm, Moor Lane, Marsh Green, Edenbridge, TN8 5QX

Comment: Dormansland Parish Council have no further comment to make. Please refer to our comment on the original application – 2024/317.

APPLICATIONS:

Application: 2025/149
Proposal: Demolition of existing dwelling and erection of a replacement self build dwelling.
Location: Rose Cottage, Eden Vale, Dormans Park, East Grinstead, Surrey, RH19 2LT

Comment: Dormansland Parish Council have no objections to this application but question whether the design is in character with the area.

Application: 2022/1638/Cond 1
Proposal: Details pursuant to the discharge of Condition 10 (Construction transport management plan) of planning permission ref: 2022/1638 dated 6th November 2023 (Demolition of existing garages and construction of one bungalow and one building containing four apartments. New parking court at New Farthingdale).
Location: Hollow Lane Garages, Hollow Lane, Dormansland, Lingfield, Surrey, RH7 6NT

Comment: Dormansland Parish Council welcome the Construction Transport Management Plan which appears to be comprehensive and well thought through.

Application: 2022/1638/Cond 2
Proposal: Details pursuant to Condition 16 (Construction Ecological Management Plan) of planning permission ref: 2022/1638 dated 6 November 2023. Demolition of existing garages and construction of one bungalow and one building containing four apartments. New parking court at New Farthingdale.
Location: Hollow Lane, Dormansland, Lingfield, Surrey, RH7 6PZ

Comment: Dormansland Parish Council are unable to comment on the Construction Ecological Management Plan as this document is not available on the Planning Portal.

Application: 2022/1638/Cond 3
Proposal: Details pursuant to Condition 11 (Desk Study and Site investigation Proposal) of planning permission ref: 2022/1638 dated 6 November 2023. Demolition of existing garages and construction of one bungalow and one building containing four apartments. New parking court at New Farthingdale.
Location: Hollow Lane, Dormansland, Lingfield, Surrey, RH7 6PZ

Comment: Dormansland Parish Council are unable to comment on the Desk Study and Site Investigation Proposal as this document is not available on the Planning Portal.

Application: 2025/140
Proposal: Conversion of loft space with hip to gable roof, a dormer extension at rear and installation of 3no. rooflights. (Application for a Certificate of Lawful Development for a Proposed Development)
Location: 105 New Farthingdale, Dormansland, Lingfield, Surrey, RH7 6RF

Comment: Dormansland Parish Council have no objection to this application.

Application: 2024/1379
Proposal: Remove existing conservatory - new infill ground floor extension and roof enlargement with internal alterations
Location: Briar Cottage, Furzefield Chase, Dormans Park, East Grinstead, Surrey, RH19 2LY

Comment: Dormansland Parish Council have no objection to this application.

Attendance: Cllr Cheryl Roux left the meeting.

Application: 2025/68
Proposal: Erection of single storey side extension. (Certificate of lawfulness for proposed use or development)
Location: Farindons, High Street, Dormansland, Lingfield, Surrey, RH7 6NN

Comment: Dormansland Parish Council have no objection to this application subject to the permitted development requirements being met.

Attendance: Cllr Cheryl Roux rejoined the meeting.

Application: 2025/30
Proposal: The installation of two rear dormer windows in the roof of the main dwelling.
Location: Hafod, Eden Vale, Dormans Park, East Grinstead, Surrey, RH19 2LT

Comment: Dormansland Parish Council will leave it to the Planning Officer to determine the proportion of volume increase proposed.

Application: 2024/1346
Proposal: Conversion of existing stables to a residential dwelling. (Certificate of Lawfulness for an Existing Use or Development)
Location: Vanguard, Smithers Lane, Cowden, Kent, TN8 7LA

Comment: Dormansland Parish Council request the Planning Officer seek legal advice to determine whether the old "4 years since property development" or new "10 years since property development" rule applies given the timing of this development.

Application: 2025/116
Proposal: Construction of detached dwelling and creation of new vehicle access to lane. (Permission in principle)
Location: 41 High Street, Dormansland, Lingfield, Surrey, RH7 6PU

Comment: Dormansland Parish Council object to the granting of Permission in Principle for this development which would constitute inappropriate development in the Green Belt and would be harmful to openness as determined for the previous application 2022/356. The development would impact on neighbours and there are concerns about the safety of vehicle access and impact on the public right of way.

Application: 2025/14
Proposal: Proposed rear and side extensions (Certificate of Lawfulness for a Proposed Use or Development)
Location: 1 West Haxted Cottages, Haxted Road, Edenbridge, Surrey, TN8 6PT

No comment: Already determined.

Application: 2024/1380
Proposal: Erection of detached outbuilding for home office/gym.
Location: Ranworth Farm, Swissland Hill, Dormans Park, East Grinstead, Surrey, RH19 2NA

Comment: Dormansland Parish Council have no objection to this application.

5. [Assess Planning Applications log](#). On hold for the time being.

6. [Date of next meeting](#) – 2nd April 18.00 (preceding full council meeting) Baptist Church, High Street, Dormansland

Signed – Cllr David Bright (Chair)

Date – 2nd April 2025