



Dormansland Parish Council

Tel: 07395 323456

Email: parishclerk@dormansland.org.uk

Website: www.dormansland.org.uk

DORMANSLAND PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on 2nd July 2025 at 18.00 at Dormansland War Memorial Hall

PRESENT: Cllr David Bright (Chair), Cllr Richard Dandy, Cllr Liz Lockwood
and Cllr Jon Ford.

In attendance District Cllr Sir Nicholas White

1 member of the public in attendance

1. To receive and accept apologies for absence

Apologies for absence have been received from Cllr Cheryl Roux.

2. Declarations of interest

Cllr Dandy declared that he knew the applicants in applications **2025/515** – Lullenden Manor
and **2025/683** – Cromlech, and exempted himself from the discussion of these agenda items.

The Chairman opened the Public Session.

The Chairman closed the Public Session.

3. Minutes

Minutes from the meeting on 4th June 2025 were agreed and signed by the Chair.

4. To consider appeals and planning applications detailed below:

APPEALS:

There have been no appeals lodged in the current period

APPLICATIONS:

Application:	2025/572
Proposal:	Erection of detached garage. (Lawful Development Certificate for a Proposed Use or Development)
Location:	Birch Cottage, Furzefield Chase, Dormans Park, East Grinstead, Surrey, RH19 2LY
Comment:	Dormansland Parish Council have no objections to this application subject to the permitted development requirements being met, but note that a previous garage had been converted to residential use and therefore Detailed Policy 14 might apply.

Application: 2025/643/N
Proposal: Erection of a steel portal framed general purpose agricultural building with hardstanding.
Location: Bowerland Farm, Bowerland Lane, Lingfield, Surrey, RH7 6DF
Comment: Dormansland Parish Council make no comment as application has already been determined.

Application: 2025/19
Proposal: Removal of the existing hedge to be replaced with a decorative brick wall.
Location: Dry Hill Farm, Moons Lane, Dormansland, Lingfield, Surrey, RH7 6PD
Comment: Dormansland Parish Council express concern that this application is contrary to the High Weald National Landscape Design Guide for front of properties, occupies a prominent position on the Vanguard Way and would cause loss of habitat.

Application: 2025/515
Proposal: Variation of Condition 2 (approved plans) of listed building consent ref. 2022/654 dated 15th August 2022 (Erection of single storey and first floor extensions, external and internal alterations to existing dwelling. Erection of garage to the north of dwelling. Construction of subterranean tunnel and basement linking proposed garage with existing dwelling. Associated hard and soft landscaping) in order to alter the size and layout of the proposed basement.
Location: Lullenden Manor, Hollow Lane, East Grinstead, Surrey, RH19 3PT
Comment: Dormansland Parish Council have no objection subject to the approval of the Heritage Officer.

Application: 2025/516
Proposal: Variation of Condition 2 (approved plans) of planning permission ref. 2022/530 dated 15th August 2022 (Erection of single storey and first floor extensions, external and internal alterations to existing dwelling. Erection of garage to the north of dwelling. Construction of subterranean tunnel and basement linking proposed garage with existing dwelling. Associated hard and soft landscaping) in order to alter the size and layout of the proposed basement.
Location: Lullenden Manor, Hollow Lane, East Grinstead, Surrey, RH19 3PT
Comment: Dormansland Parish Council have no objection subject to the approval of the Heritage Officer.

Application: 2025/704/TPO
Proposal: Please refer to photos provided:
Front Boundary
G1) - Group of Approximately 12 Cypress - Fell as close to ground level as possible. Grind out stump to 200mm below ground level.

Rear Garden
T3) - Oak - Remove low limb back to source.
Location: Woodstock, East Hill, Dormans Park, East Grinstead, Surrey, RH19 2NF
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.

Application: 2025/683
Proposal: Demolition of existing dwelling and construction of up to 7 dwellings.
Location: Cromlech, Felcourt Road, East Grinstead, Surrey, RH19 2JR
Comment: Dormansland Parish Council object to this application as it infringes upon the Green Belt preventing the sprawl of East Grinstead, the land is liable to flood, the safety concerns over a concealed exit onto highways in a 40mph restricted area and there has been no heritage assessment.

Application: 2022/1161/Cond3
Proposal: Details pursuant to the discharge of condition 15 (Community Safety), of planning permission ref: 2022/1161 dated 14 February 2024 (Demolition of buildings and redevelopment to provide a residential care community (Use Class C2) comprising 152 units of accommodation, with associated communal facilities, parking, landscaping, and associated infrastructure; and, extension and refurbishment of existing buildings for Young Epilepsy with associated landscaping and parking. Works to the existing link between the farmhouse and the listed barn and the conversion of the vacant and redundant granary to a picnic barn, with storage space within its upper floor. The courtyard area to the south of the farmhouse, alongside the barn and granary would be landscaped to form a new courtyard space to complement the existing and proposed uses in the listed buildings) dated 14.02.2024.
Location: Young Epilepsy, St Piers Lane, Lingfield, Surrey, RH7 6PW
Comment: Dormansland Parish Council make no comment.

Application: 2022/1161/Cond4
Proposal: Details pursuant to the discharge of condition 5 (Bat Survey) of planning permission ref: 2022/1161 dated 14 February 2024 (Demolition of buildings and redevelopment to provide a residential care community (Use Class C2) comprising 152 units of accommodation, with associated communal facilities, parking, landscaping, and associated infrastructure; and, extension and refurbishment of existing buildings for Young Epilepsy with associated landscaping and parking. Works to the existing link between the farmhouse and the listed barn and the conversion of the vacant and redundant granary to a picnic barn, with storage space within its upper floor. The courtyard area to the south of the farmhouse, alongside the barn and granary would be landscaped to form a new courtyard space to complement the existing and proposed uses in the listed buildings.
Location: St Piers Lane, RH7 6PW
Comment: Dormansland Parish Council make no comment.

5. [Anonymous letter](#) - Dormansland Planning Committee acknowledge the receipt of an anonymous letter relating to tarmacking of an area of land within the boundary of St John the Evangelist Churchyard, Dormansland. The letter confirms that it has also been sent to Tandridge District Council, who are the correct authority to deal with the concerns raised.

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

7. [Date of next meeting](#) – 3rd September 2025 - 18.00 at the War Memorial Hall, Plough Road, Dormansland

Signed

(Chair Planning Committee) Date