



## Dormansland Parish Council

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### DORMANSLAND PARISH COUNCIL

#### Minutes of the meeting of the Planning Committee held on 3<sup>rd</sup> September 2025 at 18.00 at Dormansland War Memorial Hall

**PRESENT:** Cllr David Bright (Chair), Cllr Liz Lockwood and Cllr Cheryl Roux.

In attendance District Cllrs, White, Steeds (part) and O’Riordan (part) and four members of the public.

#### 1. To receive and accept apologies for absence

Apologies for absence have been received from Cllr Richard Dandy.

#### 2. Declarations of interest

None. Councillor Lockwood declared that as application 2025/644 may go to the planning committee at TDC she would not be expressing any opinion and was not predetermined.

#### The Chairman opened the Public Session.

Members of the public expressed wide ranging concerns about application 2025/644, Haxted Mead Solar Farm which the committee agreed to take into account when making comments to Tandridge District Council.

#### The Chairman closed the Public Session.

#### 3. Minutes

Minutes from the meeting on 2<sup>nd</sup> July 2025 were agreed and signed by the Chair.

#### 4. To consider appeals and planning applications detailed below:

##### APPEALS:

<b>Appeal:</b>	<b>APP/M3645/W/25/3367929</b>
<b>Application:</b>	<b>2025/149</b>
<b>Proposal:</b>	Demolition of existing dwelling and erection of a replacement self build dwelling.
<b>Location:</b>	Rose Cottage, Eden Vale, Dormans Park, East Grinstead, RH19 2LT
<b>Comment:</b>	Appeal noted. Dormansland Parish Council expressed concern that the proposed development is out of character and this was the main reason for refusal.

## APPLICATIONS:

**Application: 2025/595**

Proposal: Erection of two storey side extension and single storey rear extension that projects to the side of the property.

Location: 6 Beacon Hill, Dormansland, Lingfield, Surrey, RH7 6RH

Comment: Dormansland Parish Council make no comment as the application was granted on 28<sup>th</sup> August.

**Application: 2025/644**

Proposal: Application for the construction, operation, maintenance, and decommissioning of a ground-mounted solar farm complete with landscaping, associated infrastructure, and temporary construction access, accompanied by an Environmental Statement.

Location: Agricultural Land At Haxted Mead, Lingfield, Surrey, TN8 6PX

Comment: Dormansland parish Council object to this application for the following reasons:

The application is incomplete in several respects detailed below.

Harm to the Green Belt would not be outweighed by the benefit of electricity generated. The character of the area would be completely changed by this development. There would be unacceptable visual intrusion from the infrastructure on the site.

There would be light pollution caused by the development which is in a Dark Skies area.

Full ecological and environmental surveys have not been undertaken. Environment Agency concerns have not been addressed such as the need to submit a flood risk activity permit which is unlikely to be granted based on the evidence supplied. The flooding of the River Eden would be exacerbated by faster run off from the site.

The requirement of the Environment Agency for a riparian buffer to protect habitats etc has not been addressed.

No account has been taken of the impact on the SSSI at Lingfield Cernes which is less than 50 metres from the site.

No account has been taken of the impact on the Sites of Nature Conservation Importance in the north-east part of the site.

Most of the site is within the Biodiversity Opportunity Area and insufficient information has been provided to show that it will not be harmed and how it would be improved.

The Archaeological Heritage Officer has required further surveys to be undertaken and will need to be reconsulted.

The proposed relocation of footpath 374 moves it from above the flood plain to the banks of the Eden which regularly floods. A response from the Surrey Rights of Way Officer is required on this point.

The proposed 3.5m high hedges to the boundary of the site will obscure views across open countryside from the footpaths including the Vanguard Way.

There will be impact on the setting of the heritage assets of Haxted Mill and Puttenden Manor. A response from the Heritage Officer is required on this point.

No confirmation has been provided that the national grid has capacity to accept the electricity generated and there is no detail regarding how the connection will be made.

The impact of construction traffic would be unacceptable, local roads and sight lines e.g. junction Ray Lane and Lingfield Common Road are insufficient.

There is concern that should any such application be granted that conditions relating to the decommissioning and reinstatement of the site would not apply to any successive owner of the site. A Section 106 agreement should include conditions to ensure that the site could be reinstated to open countryside and that this would apply to future owners of the site.

**Application: 2025/534**

Proposal: Erection of equestrian manège and associated works

Location: Blockfield Farm, Hollow Lane, East Grinstead, Surrey, RH19 3PT

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

**Application: 2025/819**

Proposal: Part change of use of existing building from storage to veterinary surgery to facilitate enlargement of existing practice

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

Comment: Dormansland Parish council has no objection to this application but requests that the same conditions apply as per the original application (2021/1957) relating to operating times and change of use in order to protect the amenity of nearby residents.

**Application: 2025/935**

Proposal: Lawful Development Certificate (Proposed ) for construction of an in-ground pool with paving and decking

Location: Mulberry House, The Approach, Dormans Park, East Grinstead, Surrey, RH19 3NU

Comment: Dormansland Parish council has no objection to this application but requests that appropriate enforcement action be taken to secure the removal of the unauthorised pool on the adjacent site. Dimensions have not been provided regarding decking; this should be no greater than 30cm above ground in order to meet permitted development requirements.

**Application: 2025/620**

Proposal: Use as two flats. (Certificate of Lawfulness for an Existing use)

Location: Corner Gables, The Chestnuts, Haxted Road, Lingfield, Surrey, RH7 6DD

Comment: Dormansland Parish Council has no objection to this application subject to certificate of lawfulness requirements being met. However, there is concern that unauthorised work may have taken place at this site such as the earlier conversion of a garage to habitable space. Also it appears that underground foul drainage and water supply work has been undertaken without approval.

A joint site visit with Planning and Building Control Officers is suggested to ensure that development is in compliance with legal requirements.

**Application: 2022/1638/Cond8**

Proposal: Details pursuant to condition 8 (electric vehicle charging point) and condition 9 (covered parking of bicycles and charging point for e-bikes) of planning permission 2022/1638 ( Demolition of existing garages and construction of one bungalow and one building containing four apartments. New parking court at New Farthingdale).

Location: Hollow Lane RH7 6PZ

**Comment:** Dormansland Parish Council makes no comment on this application.

**Application: 2023/1503/Cond1**

Proposal: Details pursuant to condition 3( Materials) and condition 5 (Reptile Mitigation Strategy) and condition 6 (Tree Protection Plan and Arboricultural Method Statement) of planning permission 2023/1503 dated 16.10.2024 (Demolition and replacement of existing single storey agricultural barn (amended plans))

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

**Comment:** Dormansland Parish Council makes no comment on this application

**Application: 2025/807**

Proposal: Development of site for 1 dwelling (Permission in Principle)

Location: Land North Of Rede Place, Swissland Hill, Dormans Park, East Grinstead, RH19 2NH

**Comment:** Dormansland Parish Council objects to this application as the site is in an unsustainable location with no public transport other than the train station and no local facilities. The site is outside the existing boundary of Dormans Park, is in a prominent position on the approach to Dormans Park is adjacent to a footpath and development would therefore change the character of the area.

**Application: 2025/881**

Proposal: Erection of a dwelling (self -build/custom build) (following demolition of remains of existing fire destroyed dwelling).

Location: Marcliffe, Osmunda Bank, Dormans Park, East Grinstead, Surrey, RH19 2NB

**Comment:** Dormansland Parish Council has no objection to this application.

**Application: 2025/847**

**Proposal:** Lawful Development Certificate (LDC) ( proposed ) for Existing windows replaced for new more thermal efficient windows.  
Some windows replaced for doors to provided access into the rear garden.  
Window to LHS of entrance to be infilled with masonry to match existing to make way for altered stair location.  
General internal reorganisation of spaces.  
Driveway to be extended to provide a better enclosed bin storage area and better access to and from the property with and in-and-out driveway.  
Driveway to be formed with a permeable finish.  
New flag pole to be installed adjacent the modified entrance / bin storage area.  
Removal of green house. Removal of crazy paving and creation of rear patio area.

**Location:** Woodstock, East Hill, Dormans Park, East Grinstead, Surrey, RH19 2NF

**Comment:** Dormansland Parish Council makes no comment on this application.

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

6. [Date of next meeting](#) – 1<sup>st</sup> October 2025 - 18.00 at the Dormansland Baptist Church Hall, Dormansland

**Signed**

**(Chair Planning Committee) Date**