



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

**Minutes of the meeting of the Planning Committee held on 5th November
2025 at 18.00 at Dormansland Baptist Church Hall**

PRESENT: Cllr David Bright (Chair), Cllr Liz Lockwood, Cllr Richard Dandy

In attendance five members of the public.

1. To receive and accept apologies for absence

Apologies for absence have been received from Cllr Cheryl Roux.

2. Declarations of interest

None.

The Chairman opened the Public Session.

The owner of land relating to Planning Application 2025/1125 gave background details to the development of the site and the sale of land on which the footpath is routed. He also gave assurances that the site was not being developed for the siting of Caravans

An agent for the applicant of Planning Application 2025/1022 spoke to add context to the application including that work would improve access for a disabled resident and that they were willing to replace the tree that would be lost in a suitable site.

A member of the public raised a procedural issue with regards to Planning Application 2025/1132 and was asked by the Chair to supply details to the Clerk to forward to Tandridge Council.

The Chairman closed the Public Session.

3. Minutes

Minutes from the meeting on 1st October 2025 were agreed and signed by the Chair.

4. To consider appeals and planning applications detailed below:

APPEALS:

Appeal: APP/M3645/W/25/3374430
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 request an urgent enforcement visit to this site as construction has already commenced and construction vehicles are already causing traffic problems.

APPLICATIONS:

Application: 2025/219/Cond1
Proposal: Details pursuant to Condition 4 (Habitat Management and Monitoring Plan) of planning permission 2025/219 dated 18.07.2025 (Installation of a Sand School (Menage) for private leisure use).
Location: Barberry, The Approach, Dormans Park, East Grinstead, Surrey, RH19 3NU
Comment: Dormansland Parish Council note the comprehensive plan and make no comment.

Application: 2025/1022
Proposal: Vehicle crossover and driveway.
Location: 74 New Farthingdale, Dormansland, Lingfield, Surrey, RH7 6RG
Comment: Dormansland Parish Council have no objection to this application. It was noted that the applicant had agreed to replace the tree, that was due to be removed, in a new location.

Application: 2025/902
Proposal: Demolition of existing garage and construction of replacement garage building with external staircase and first floor studio/workshop space.
Location: Smithers, Smithers Lane, Edenbridge, Surrey, TN8 7LA
Comment: Dormansland Parish Council request that the Planning Officer check with the Surrey Heritage Officer that Listed Building Consent does need to be obtained. We also have concerns that the proposed development, due to its size, height and different appearance, is out of character and harms the setting of the heritage asset.

Application: 2025/1066
Proposal: Demolition of existing garage and construction of replacement garage.
Location: Smithers, Smithers Lane, Edenbridge, Surrey, TN8 7LA
Comment: Dormansland Parish Council request that the Planning Officer check with the Surrey Heritage Officer that Listed Building Consent does need to be obtained. We also have concerns that the proposed development, due to its size, height and different appearance, is out of character and harms the setting of the heritage asset.

Application: 2025/1104
Proposal: Lawful Development Certificate (Proposed Use or Development) for construction of an additional storey to an existing detached dwellinghouse
Location: Appleton, Hillcrest, Dormans Park, East Grinstead, Surrey, RH19 2LX
Comment: Dormansland Parish Council have no objections to this application subject to the permitted development requirements being met.

Application: 2025/1167/TPO
Proposal: T1)- Beech tree - located at right boundary of front garden looking towards house - reduce crown height and spread by approximately 2 metres.
T2) - Beech tree - located at front of property - dismantle tree to ground level.
Location: Wishing Well, Furzeffield Chase, Dormans Park, East Grinstead, Surrey, RH19 2LU
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: 2025/1115
Proposal: Lawful Development Certificate (Existing) for alterations to the rear of the property including refurbishment to the rear ground floor, including replacement rear door with sliding doors, removal of rear chimney stack and replacement of roof.
Location: Dormans Cottage, 42 Plough Road, Dormansland, Lingfield, Surrey, RH7 6PS
Comment: Dormansland Parish Council have no objections to this application subject to the permitted development requirements being met. We would also like the Planning Officer to note that this property is a locally listed Heritage Asset (Building of Character).

Application: 2025/1024
Proposal: Detached garage
Location: Birch Cottage, Furzeffield Chase, Dormans Park, East Grinstead, Surrey, RH19 2LY
Comment: Dormansland Parish Council object to this application on the basis that a previous garage has been converted to residential use and is contrary to Policy DP 14.

Application: 2025/1075
Proposal: Erection of extension to an existing workshop/storage building.
Location: The Timber Yard, Moons Lane, Dormansland, Lingfield, Surrey, RH7 6PD
Comment: Dormansland Parish Council strongly object to this application and would draw the Planning Officer's attention to a current enforcement notice ENF/2025/228 and suggest that a site visit is required to evidence extension of commercial activities into the Green Belt without permission.

Application: 2025/1175
Proposal: Demolish existing porch , erect single storey side extension, new porch, loft conversion including two pitched dormers and associated fenestration changes.
Location: Garden Cottages 2, Old Surrey Hall, Hollow Lane, East Grinstead, Surrey, RH19 3PR
Comment: Dormansland Parish Council have no objection to this application.

Application: 2025/1132
Proposal: Lawful Development Certificate (proposed) Erection of fence and gate
Location: Carewell Farm, St Piers Lane, Lingfield RH7 6PN
Comment: Dormansland Parish Council have no objections to this application subject to the permitted development requirements being met.

Application: 2025/1125
Proposal: Application to divert Public Footpath No. 380 Dormansland. (Consultation from Surrey County Council)
Location: Public Footpath No.380, Dormansland, Surrey
Comment: Dormansland Parish Council request that Surrey CC's Countryside Access Officer defer any decision until the outcome of several planning applications on the site are delivered. We also request that the both Surrey CC and Tandridge DC ask for comment from the East Surrey Walkers - Rambler Association.

Application: 2025/1251/TPO
Proposal: T1) - Lime Tree - 20 metres in height. 12 metres in width. Re pollard by 3 metres back to old points, leaving the tree 17 metres in height and 9 metres in width.
Location: 36 Plough Road, Dormansland, Lingfield, 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](#) – 3rd December 2025 - 18.00 at the Dormansland Baptist Church Hall, Dormansland

Signed

(Chair Planning Committee) Date