



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on 3rd December 2025 at 18.00 at Dormansland Baptist Church Hall

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

In attendance District Councillor Sir Nicholas White and five members of the public.

1. To receive and accept apologies for absence

All Committee members were present, County and District Councillor Lesley Steeds had sent her apologies.

2. Declarations of interest

None.

The Chairman opened the Public Session.

A resident spoke objecting to planning application 2025/1235.

Two residents spoke objecting to planning application 2025/1190.

A resident spoke objecting to planning application 2025/1035.

The Chairman closed the Public Session.

3. Minutes

Minutes from the meeting on 3rd November 2025 were agreed and signed by the Chair.

4. To consider appeals and planning applications detailed below:

APPEALS:

None

APPLICATIONS:

- Application:** 2025/1190
Proposal: Change of use of field to secure dog-walking facility (Open hours will be 6am – 9pm on a seven day a week basis between April and September and 7am – 7pm on an October to March basis).
Location: Apsley Farm, Wilderwick Road, East Grinstead, Surrey, RH19 3NT
Comment: Dormansland Parish Council strongly object to this application. The application lacks detail. There is no ecology survey, there are believed to be protected species on site. There are no details on how waste will be dealt with. The proposed access is in a known dangerous road position on a bend with limited parking. Sight lines are likely to be inadequate. The proposed use and extensive hours of operation would cause noise and light nuisance to neighbours. Dormansland Parish Council request that the Planning Officer seek the views of the Medway Drainage Board with regards to the drainage and potential pollution of the site.
- Application:** 2025/1072
Proposal: Replace storage building with new dwelling (self build) including excavation works to provide lower ground floor accommodation
Location: Mutton Hill, Dormansland, RH7 6NP
Comment: Dormansland Parish Council strongly object to this application. The proposed development would be inappropriate development in the Green Belt and is an Area of Outstanding National Beauty – National Landscape. It is in an unsustainable location.
- Application:** 2025/1035
Proposal: Formation of vehicular access to enable forecourt parking and electric car charging.
Location: 24 New Farthingdale, Dormansland, Lingfield, Surrey, RH7 6RJ
Comment: Dormansland Parish Council recognise the benefit of taking a car off the road in this congested area and provision of an electric charging point but has several concerns regarding this application. It is noted that the Surrey Principal Transport Development Planning Officer has asked for a swept path analysis for forward direction entry and exit. The land is owned by Surrey and there have been longstanding issues with vehicles damaging the grassed areas which has been overcome by the planting of trees and installation of wooden posts. Arrangements for future maintenance of the surfaces of the common area should be agreed with Surrey. Should this application be granted any trees and wooden posts that are displaced should be reinstated. Existing access and parking spaces for other residents should be preserved. Access by specialist vehicles is required due to the special needs of at least one family.

Application: 2025/1109
Proposal: Erection of first floor extension to existing dwelling
Location: Vanguard, Smithers Lane, Cowden, Kent, TN8 7LA
Comment: Dormansland Parish Council have concerns over the proportional increase in volume of this proposed development in respect to Policy DP13 and ask the Planning Officer check this. The current structure is not all in residential use.

Application: 2025/1235
Proposal: Erection of side extensions and garage. Additional storey to existing bungalow and installation of 3x roof lights.
Location: Appleton, Hillcrest, Dormans Park, East Grinstead, Surrey, RH19 2LX
Comment: Dormansland Parish Council object to this application on the basis that the proposed development would be a disproportionate increase in size and would result in over development of the site contrary to Policy DP13. The development would be over-bearing and have a negative impact on neighbouring properties.

Application: 2025/1275
Proposal: Demolition of the existing rear projection and erection of a part single storey, part two storey rear extension, along with internal and external works to the dwelling, internal and external works to the Bothy and installation of a replacement cess pit.
Location: Littleworth Cottage, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5QU
Comment: Dormansland Parish Council have no objection to this application subject to the comments of the Surrey Heritage Officer being taken into account. Please would the Planning Officer check that the correct plans are posted on the planning portal.

Application: 2025/1281
Proposal: Erection of single storey side extension (retrospective)
Location: The Beech House, Old Surrey Hall, Hollow Lane, East Grinstead, Surrey, RH19 3PR
Comment: Dormansland Parish Council have no objection to this application subject to the Planning Officer checking that the proposed volume increase in relation to the original building pre 1976 is in accordance with Policy DP13.

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

6. [Date of next meeting](#) – 7th January 2026 - 18.00 at the Dormansland Baptist Church Hall, Dormansland

Signed

(Chair Planning Committee) Date