



Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL

**Minutes of the meeting of the Planning Committee held on 6th May 2026 at
18.00 at Dormansland Baptist Church Hall**

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

In attendance District & County Councillor Lesley Steeds, District Councillor Sir Nicholas White, District Councillor Nicola O’Riordan and 28 members of the public for full meeting and 3 members of the public for part of the meeting.

1. To receive and accept apologies for absence

No apologies for absence have been received.

2. Declarations of interest

Cllr Roux declared a pecuniary interest in item 5 of the agenda, as the land owner of the proposed development and Cllr Bright declared a non-pecuniary interest in item 5 of the agenda as his property backs onto the proposed development site.

The Chairman opened the Public Session.

Cllr Roux exited the meeting for the public session.

8 members of the public spoke in opposition to the proposed development in item 5 of the agenda citing access and congestion issues with more cars and construction traffic on the road, lack of doctor’s surgery services and primary school places. The lack of parking at the railway station was also mentioned. Removal of trees and impact on wildlife was a concern, as was the provision of affordable/social housing being built elsewhere in the Tandridge District and Dormansland not benefiting from it.

A resident spoke in support of their own application 2026/334 and requested the committee support the application.

The Chairman closed the Public Session.

Because of the public interest item 5 on the agenda was brought forward. The meeting was then suspended at 6.34pm and re-opened after the Full Council Meeting at 8.43pm.

3. Minutes

Minutes from the meeting on 4th March 2026 were agreed and signed by the Chair.

4. To consider appeals and planning applications detailed below:

APPEALS:

None

APPLICATIONS:

Application: 2026/169

Proposal: Variation of Condition 2 (plans) of planning permission ref: 2023/873 dated 22/01/2025 (Erection of 4no. semi-detached dwellings on previously developed garden land to the North of Beacon Platt) to allow alterations to the internal layout and facade of the approved dwellings.

Location: Beacon Platt, High Street, Dormansland, Lingfield, Surrey, RH7 6RB

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

Application: 2026/57 - Approved

Proposal: Erection of detached garage

Location: Colburn House, The Platt, Dormansland, Lingfield, Surrey, RH7 6RA

Comment: No comment – already approved

Application: 2026/77

Proposal: Amendments to planning permission ref. 2023/769: changes to the approved garage footprint, erection of a roof dormer window, alterations to fenestrations.

Location: Meadowlands, Park Road, Dormans Park, East Grinstead, Surrey, RH19 2NQ

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

Application: 2026/96 - Approved

Proposal: Variation of Condition 2 (Plans) of planning permission ref: 2021/1679 (Erection of 2-storey rear extension, erection of porch and alterations to existing dwelling) to change the location of window / door positions slightly and add a brick chimney stack to one end of the building and remove existing chimney stack.

Location: Franks Cottage, Moons Lane, Dormansland, Lingfield, Surrey, RH7 6PD

Comment: No comment – already approved

- Application:** 2026/55
Proposal: Retrospective planning application for alterations and improvements to an existing agricultural access track, and replacement gate.
Location: Jesmor Farm, St Piers Lane, Lingfield, Surrey, RH7 6PN
Comment: The Parish Council objects to this application. The track was illegally constructed in late 2025 in contravention of an Article 4 Directive. Please see attached copies of sales brochures showing that the track did not exist at the time of sale. The track was evidently constructed to facilitate inappropriate development within the Green Belt (construction of a stable block, fencing and change of use of the land). The current nature of the track is inappropriate to its rural location with a hard urbanising appearance. Should this application be granted the parish council requests that it be conditional upon a form of construction that will sustain a grass covered surface to blend in with the surroundings (please refer to Planning Application 2015/1870 which addressed a similar situation).
- Application:** 2026/341/TPO
Proposal: T1) - Ash - Section fell to near ground level due to severe crown dieback, merging twin stems and moderate lean over adjacent road.
Location: Acorns, Lake View, Dormans Park, East Grinstead, Surrey, RH19 2LS
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:** 2026/135
Proposal: Change of use of field from paddock and grazing land to be used as secure dog walking field with grazing (sui generis use class) with associated vehicular access and parking provision, erection of fencing and gates up to 1.8m in height, erection of mobile shelter and associated landscaping
Location: Jesmor Farm, St Piers Lane, Lingfield, Surrey, RH7 6PN
Comment: The Parish Council objects to this application. The proposed use would result in inappropriate development in the Green Belt. The installation of built form, fencing, gates, hardstanding, tracks and paraphernalia associated with the use will detract from the openness of the Green Belt at this tranquil rural location. St Piers Lane is a little used single track road with few passing places and deep ditches at its margins. Surrey Highways should be consulted regarding the appropriateness of significantly increasing traffic movements in this area. The suggestion that dog owners will remove excrement from the site when they collect their dogs is unrealistic. The Article 4 Direction on the site has removed development rights. This has been contravened by the installation of a hard surfaced track way, stable block and fencing The Parish Council request that enforcement action is taken to remove all unauthorised structures.

Application: 2026/296
Proposal: Change of use of agricultural buildings to a flexible commercial use that includes under Class R(a)(iv) Use Class E (Commercial, Business or Service)
Location: Lingfield Lodge Farm, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5QS
Comment: **The full application is not available on the planning portal. This is a listed building and Dormansland Parish Council request that the advice of the Surrey Heritage Officer is sought. Dormansland Parish Council also have concerns that this development is further intensification of commercial activity on this site.**

Application: 2026/334
Proposal: Change of Use from F2(c) equine to F2(c) canine for an additional secure Dog Walking Field.
Location: Carewell Farm, St Piers Lane, Lingfield, Surrey,
Comment: **Dormansland Parish Council have no objection to this application subject to the Planning Inspector being satisfied that all matters raised in the appeal decision (APP/M3645/w/23333/07)1 have been adequately addressed.**

Application: 2026/414
Proposal: Single storey rear extension and replacement front porch
Location: Willows Edge, Park Road, Dormans Park, East Grinstead, Surrey, RH19 2NQ
Comment: **Dormansland Parish Council have no objections to this application.**

Application: 2025/1268/Cond1
Proposal: Details pursuant to the discharge of Condition 17 (security system) of planning permission ref: 3035/1268 dated 05/01/2026 (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, Surrey, RH7 6NT
Comment: **Dormansland Parish Council have no objections to this application.**

Application: 2025/1352/Cond2
Proposal: Details pursuant to the discharge of Condition 6 (Ecological Enhancement Plan) of planning permission ref: 2025/1352 dated 12/02/2026 (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.**

Application: 2026/187/NC
Proposal: Change of use of existing agricultural buildings into long-term car storage facilities (Use Class B8). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R
Location: Beeches Farm, Smithers Lane, Edenbridge, Surrey, TN8 7LA
Comment: Dormansland Parish Council object to this application on a single track public bridleway (No. 398). Additional traffic generated will have a negative impact upon this rural bridleway, Smithers Lane and Hollow Lane. The GDPO limits change of use under Class R to below 500 m². 437.07 m² was previously granted under application 2022/1513/NC. If permission is granted Dormansland Parish Council ask that a limit is placed upon operating hours and no HGV movements are permitted, i.e. vehicles are driven to the storage facility and do not arrive on the back of a car transporter.

Application: 2024/1361/NMA1
Proposal: Non Material Amendment to application 2024/1361 (Erection of first floor extension, single storey side extension. External alterations. Garage side extension and associated landscaping) to allow for minor revisions to window and door configuration, minor external material adjustments including cladding to the front ground floor elevation, eaves detail amended to reflect the existing property, internal layout refinements.
Location: Prinkham House, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5QX
Comment: Dormansland Parish Council have no objections to this application.

5. **Other matters – Farindons** – Residential development of 69 houses at Farindons, High Street, Dormansland, RH7 6NN. **Cllr Roux left the meeting for the duration of this agenda item.** Cllr Dandy raised concerns over roads, footpaths and lighting. Cllr Taylor requested that any opposition action group be formed independent of the Parish Council. Cllr Bright suggested that in response to the opposition to the proposed development expressed by residents earlier in the meeting the Parish Council should seek independent advice from professional consultants as to whether the application could be challenged and if so on what grounds. It was agreed that a proposal be put to the Full Council Meeting that, subject to costs being agreed, the Council should approach O’Neil Homer the consultants used for the Neighbourhood Plan because of their existing background knowledge and Cllr Bright would make contact with them. **Agreed**

Cllr Roux raised an objection as to how the agenda had been handled by the Committee Chair.

6. **Date of next meeting** – 3rd June 2026 - 18.00 at the Dormansland Community War Memorial Hall

Meeting closed at 8.58pm

Signed (Chair Planning Committee) **Date**