

 A photograph of the Dormansland War Memorial, a large, ornate metal archway with the word 'DORMANSLAND' inscribed on it, set against a blue sky with white clouds.	Dormansland Parish Council Tel: 07395 323456 Email: parishclerk@dormansland.org.uk Website: www.dormansland.org.uk
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DORMANSLAND PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on 12th August 2026 at 18.00 at Dormansland War Memorial Community Hall

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

In attendance Cllr Dominic Price and 3 members of the public

1. To receive and accept apologies for absence

None

2. Declarations of interest

Cllr Bright declared an interest in application 2026/650 – Farindons, being an adjoining neighbour. Cllr Dandy declared an interest in 2026/583 – Lullenden Manor, being a client.

The Chairman opened the Public Session.

A resident asked when the Dormansland Neighbourhood Plan was likely to be approved. Cllr Bright (Chair) hoped that the Plan would be in place by the end of the year with the consultation closing on the 6th September and an independent inspector already being lined up. Then the local referendum must approve the Plan. Concerning application 2026/650 – Farindons, the resident asked if there was any possibility of an appeal if the application was approved. If the hybrid application was approved by Tandridge, then comment could only be made on new detail being added to the application. No new evidence could be added at an appeal that hadn't been submitted on the application. The resident complimented the representation submitted as comment by the Farindons Proposed Development Committee.

The Chairman closed the Public Session.

3. Minutes

Minutes from the meeting on 1st July 2026 were agreed and signed by the Chair.

4. To consider appeals and planning applications detailed below:

APPEALS:

Application: 6012415 - 2025/361 – Appeal 1
Proposal: Erection of 1x new detached single storey 3 bedroom dwelling with associated parking and landscaping
Location: Barberry, The Approach, Dormans Park, East Grinstead, Surrey, RH19 3NU
Comment: Dormansland Parish Council noted the appeal but have no further comment to add to those submitted on the May 2026 application.

APPLICATIONS:

Application: 2026/650
Proposal: Hybrid application for phased residential development comprising: in Full - access arrangements including new pedestrian footpath into New Farthingdale and conversion of Farindons into 4 town houses. In outline: erection of up to 65 dwellings with all matters reserved
Location: Farindons, High Street, Dormansland, Lingfield, Surrey, RH7 6NN
Comment: Dormansland Parish Council noted the Comments submitted by the Farindons Proposed Development Committee on behalf of the Council.

Application: 2026/690
Proposal: Technical details pursuant to Permission in Principle TA/2025/807 rection of 1No. dwelling and garage with associated works.
Location: Land North Of Rede Place, Swissland Hill, Dormans Park, East Grinstead, RH19 2NH
Comment: Dormansland Parish Council has no objection to this application.

Application: 2026/697
Proposal: Internal configuration of existing public toilet to include new door opening in external wall.
Location: Tandridge District Council Public Conveniences High Street, Dormansland, RH7 6PY
Comment: Dormansland Parish Council welcome this application.

Application: 2026/583
Proposal: Replacement of external door within new additional sub-frame. Associated works to timber frame, decorative internal door head, cill and step.
Location: Lullenden Manor, Hollow Lane, East Grinstead, Surrey, RH19 3PT
Comment: Dormansland Parish Council has no objection to this application subject to the comments of the Historic Buildings Officer being considered.

Application: 2026/597
Proposal: Construction of a rear roof dormer in accordance with previously approved planning permission TA/2021/2140.
Location: Capers, Mutton Hill, Dormansland, Lingfield, Surrey, RH7 6NP
Comment: Dormansland Parish Council has no objection to this application.

- Application:** 2026/862/TPO
Proposal: Please refer to tree report provided:
 T463) - Silver Birch - Fell.
 T464) - Common oak - Reduce height by 4m, remove failed limb.
 T496) - Sessile oak - Reduce low elongated scaffold from 15m radial growth to 10m to balance branch to prevent twisting and cracks. limb is over garage
 T499) - Silver Birch - Reduce height by 3-4m.
Location: Hideaway House, Wilderness Rise, Dormans Park, East Grinstead, Surrey, RH19 2LN
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:** 2026/755
Proposal: Demolition of detached garage. Erection of additional storey and conversion of loft into habitable accommodation with three rear roof dormer windows. Erection of front porch and bay windows. Erection of single storey side extensions. Installation of three front roof lights. Formation of hard standing to the front of the dwelling in association with a new secondary access onto St Margaret's Avenue.
Location: Appleton, Hillcrest, Dormans Park, East Grinstead, Surrey, RH19 2LX
Comment: Dormansland Parish Council object to this application due to the disproportionate scale of the development being in excess of 100% of the existing buildings, contrary to policy DP13.
- Application:** 2026/575
Proposal: Demolition of the existing buildings and erection of a detached garage and store (**Address updated**)
Location: 3 Prinkham Cottages, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5QT
Comment: Dormansland Parish Council has no further comment.
- Application:** 2026/864
Proposal: Engineering operation to create a new swimming pond
Location: Ranworth Farm, Swissland Hill, Dormans Park, East Grinstead, Surrey, RH19 2NA
Comment: Dormansland Parish Council has no objection to this application.
- Application:** 2026/775
Proposal: Conversion of part of the existing tack room and kennels to a dwelling with associated parking area and landscaping
Location: Old Lodge Farm, Moons Lane, Dormansland, Lingfield, Surrey, RH7 6PD
Comment: Dormansland Parish Council request that the Historic Buildings Officer be consulted and their comments be considered.

Application: 2025/1425/Cond1

Proposal: Details pursuant Condition 2 (Tree Protection Plan and detailed Arboricultural Method Statement) of planning permission ref: 2025/1425 dated 26th May 2026 (Demolition of a ground floor side conservatory and the construction of new side extension and rear infill extension)

Location: Little Paddock, Felcourt Road, Felcourt, East Grinstead, Surrey, RH19 2JX

Comment: Dormansland Parish Council has no further comment.

Application: 2025/412/Cond2

Proposal: Details pursuant to Condition 7 (Visibility splays) of planning permission ref: 2025/412 dated 19/06/2025 (Erection of 1 self-build dwelling, parking & landscaping)

Location: Former Lady Cross Paddocks, Mutton Hill, Dormansland, Lingfield, Surrey, RH7 6NP

Comment: Dormansland Parish Council has no further comment.

Application: 2026/895/TPO

Proposal: Please refer to photos provided:

We have a number of trees which are located close to a neighbouring property. Our tree surgeon has suggested that the trees listed below are sufficiently diseased or damaged so as to pose a threat to the safety of the occupants of the next door property. We would like permission to carry out the works. The trees are located in a woodland. They are marked with orange tree paint.

0) Willow - Remove tree which is leaning over dramatically into the neighbouring property.

1) Willow - Remove tree which is leaning over dramatically into the neighbouring property.

2) Ash - Remove of tall, twin stemmed tree which is showing signs of ash die back positioned in-between the 2 leaning willow trees.

3) Silver Birch - Remove tree which is dramatically leaning over into the neighbouring property and also leaning right over one of the willow trees which is also recommended to be removed.

4) Ash - Remove tall, skinny tree leaning over neighbouring property positioned next to the same willow tree.

5) Birch - Remove small ivy coved tree which has the top snapped out on it.

6) Oak - Remove large tree with a split in the main stem. (The oak appears to be in generally good and healthy condition however a split in the main stem is present, while not an immediate priority the defect is likely to worsen over time. Removal is recommended to prevent future risk.

Location: Charters Towers, 5 Charters Village Drive, East Grinstead, Surrey

Comment: Dormansland Parish Council has concerns over the number of trees being removed by this application and ask the Tree Officer, should they approve all or part of this application to add a condition that the removed trees are 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.

5. Date of next meeting – 2nd September 2026 - 18.00 at the Dormansland Community War Memorial Hall

Meeting closed at 6.34pm

Signed

(Chair Planning Committee)

Date