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DORMANSLAND PARISH COUNCIL
Minutes of the meeting of the Planning Committee held on 7th October 2026 at
18.00 at Dormansland Baptist Church Hall

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

In attendance District Cllr Sir Nicholas White and 16 members of the public

1. To receive and accept apologies for absence

County and District Cllr Lesley Steeds, East Surrey Cllr Nick Greenfield

2. Declarations of interest

Cllr Price declared an interest in item 5 due to the proximity of his own home.

The Chairman opened the Public Session.

The Chairman introduced the committee and offered to bring item 5 forward on the agenda given the level of interest.

The committee heard concerns from members of the public regarding the Elivia Homes proposed housing development at Parklands Farm/West Street. Concerns included: the susceptibility of the area to flooding, the lack of transport links particularly as the bus service ends at 5.30, the increase in traffic such a development would create – rush hours already cause congestion due to the school and railway bridge pinch point, illustrations look standard and do not reflect local architecture, lack of general infrastructure to support a development of that size, plans show no garages or storage, the effect on Claridge House business – may well cause closure due to disruption. There was a view expressed that some level of development had to be accepted for the village given the current situation but that this proposal was far more than what is reasonable.

It was clarified that the leaflet from the developer states a closure date for comments of 18th October.

There will be a meeting of residents to discuss a response to the proposal, 7pm The Old House at Home 13th October.

The Chairman stressed the importance of individuals responding both to this consultation and also to Tandridge Council when a formal planning application is made. The Chairman and Cllr

White explained the situation regarding the Local Plan being developed by Tandridge District Council and that once in place this should reduce speculative planning applications as there would be clear indication of where development is considered appropriate. Cllr White advised that good progress was being made on the plan and it could be completed by the end of the year.

The Chairman closed the Public Session.

Item 5 was brought forward. Elivia Homes proposed housing development.

The committee noted the comments from members of the public and agreed that the proposal was unacceptable. It was agreed that a referral would be made to the full committee to consider obtaining professional advice should a planning application follow.

3. Minutes

Minutes from the meeting on 2nd September 2026 were agreed and signed by the Chair.

4. To consider appeals and planning applications detailed below:

APPEALS:

No appeals.

It was noted that a supplementary application had been made in relation to Farindons 2026/650 and that this would be considered by the Farindons Planning Committee. The application related to detail on conversion of the main house to four apartments.

APPLICATIONS:

Application:

2026/1077

Proposal:

Conversion of existing double garage to ancillary residential accommodation

Location:

1 West Haxted Cottages, Haxted Road, Edenbridge, Surrey, TN8 6PT

Comment:

The Parish Council objects to this application due to the harm that would be caused to the setting of the Non Designated Heritage Asset as set out in the Historic Buildings Officer Report dated 6th October. There is also concern over the impact to the amenity of the neighbouring property due to overlooking although it is noted that the suggestions of the Historic Buildings Officer for rooflights rather than dormer windows would mitigate this. The Parish Council is concerned that this application would in effect create a new dwelling in an unsustainable location. It is suggested that should the application be granted conditions be attached to ensure that the use of the new dwelling remains ancillary to main building, remains in the same ownership and in single family occupation as suggested in the supporting statement.

Application:

2026/779

Proposal:

Retrospective application in relation to paving / hardstanding works and crossover for vehicular access.

Location:

18 New Farthingdale, Dormansland, Lingfield, Surrey, RH7 6RJ

Comment:

The Parish Council has no comment to make on this application. The hardstanding has been in place for several years

Application: 2026/1090
Proposal: Permission in Principal for the erection of between 1 and 2 new homes on garden land at Beacon Platt
Location: Beacon Platt, High Street, Dormansland, Lingfield, Surrey, RH7 6RB
Comment: The Parish Council objects to this application on the grounds of inappropriate development in the Green Belt and overdevelopment of the site which already has planning permission for four houses.

Application: 2026/995
Proposal: Change of use of part of outbuilding to ancillary residential accommodation
Location: Viewpoint, Moons Lane, Dormansland, Lingfield, Surrey, RH7 6PD
Comment: The Parish Council is concerned that this application would in effect create a separate dwelling in an unsustainable location. It is suggested that should the application be granted conditions be attached to ensure that the use of the new dwelling remains ancillary to the main building and remains in the same ownership.

Application: 2025/1349/Cond1
Proposal: Details pursuant to Condition 3 (on-site biodiversity net gain and ecological enhancements) of planning permission ref: 2025/1349 dated 21/05/2026 (Use of land for grazing together with the erection of stables, boundary treatments and hardstanding (part retrospective)
Location: Jesmor Farm, St Piers Lane, Lingfield, Surrey, RH7 6PN
Comment: The Parish Council notes and welcomes the details relating to biodiversity net gain.

Application: 2026/1183
Proposal: Erection of up to four detached houses (Class C3) (Permission in Principle)
Location: Land East of Dormans Park Surrey RH7 6PN
Comment: The Parish Council objects to this application on the grounds of inappropriate development in the Green Belt. The site is in an unsustainable location well outside the settlement boundary. There is no reasonable pedestrian route to local amenities.

6. Date of next meeting – 4th November 2026 - 18.00 at the Dormansland Baptist Church Hall

Meeting closed at 6.30pm.

Signed **(Chair Planning Committee)** **Date**