

Dormansland Parish Council

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DORMANSLAND PARISH COUNCIL
Minutes of the meeting of the Planning Committee held on 4th November 2026 at 18.00 at Dormansland Baptist Church Hall

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

In attendance District Cllr Sir Nicholas White and 2 members of the public

1. To receive and accept apologies for absence
None

2. Declarations of interest
None

The Chairman opened the Public Session.

Cllr White drew the Council's attention to new regulations, that came in to force on the 1st November 2026, that force more planning decisions to be made by Planning Officers rather than by District Council Planning Committees. These regulations had been introduced by Government to speed up the planning process.

Cllr Bright advised the session that comment should be submitted on Tandridge District Council Local Plan. Cllr Bright would draft comment for agreement.

The Chairman closed the Public Session.

3. Minutes
Minutes from the meeting on 7th October 2026 were agreed and signed by the Chair**.**

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4. To consider appeals and planning applications detailed below:

APPEALS:

Appeal/ Application:	**6016337 – 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
Comment:	Dormansland Parish Council note the appeal and make no further comment.

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 (amended plans and additional document)
Location:	Farindons, High Street, Dormansland, Lingfield, Surrey, RH7 6NN
Comment:	Comment had already been submitted by the Farindons Proposed Development Committee.

Application:	**2026/1136**
Proposal:	Erection of single-storey side extension
Location:	2 Claridge Gardens, Dormansland, Lingfield, Surrey, RH7 6HZ
Comment:	Dormansland Parish Council have no objection to this application.

Application:	**2026/1056**
Proposal:	Outline application with appearance reserved, for the development of 8 residential dwellings
Location:	Cromwell Hall, Felcourt Road, East Grinstead, Surrey, RH19 2JR
Comment:	Dormansland Parish Council object to this application due to its unsustainable location (removed from local services, has poor public transport connections, limited pavement access), impact on residential amenity to neighbouring property and the housing estate layout is not in keeping with the character of the local area. The application is incomplete without information on drainage and flood control, and a lack of clarity over how the biodiversity net gain requirement will be met. Dormansland Parish Council suggest that comment from the SCC Historic Buildings Officer is essential as Cromwell Hall is a non-designated heritage asset and the proposed development is likely to be detrimental to its setting. They also note that Surrey Highways have not assessed the proposal. The cumulative impact of this application should be considered in the context of the planning in principle permission for 7 dwellings at adjacent Cromlech which is a larger plot.

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Application: **2026/1226**
Proposal: Discharge of Deed of Agreement under Section 106 of the Town & County Planning Act 1990 dated 19th March 2005 (associated planning application ref: 2004/878)
Location: Skitts Manor Farm, Moor Lane, Marsh Green, Surrey, TN8 5RA
Comment: Dormansland Parish Council have no comment on this application.

Application: **2026/1219**
Proposal: Discharge of Deed of Agreement under Section 106 of the Town & County Planning Act 1990 dated 22nd February 2002 (associated planning application ref: 2000/930 & 2001/738)
Location: Skitts Manor Farm, Moor Lane, Marsh Green, Surrey, TN8 5RA
Comment: Dormansland Parish Council have no comment on this application.

Application: **2026/967**
Proposal: Installation of a household sewage treatment tank and drainage field to replace existing septic tank. The new tank is in accordance with the general binding rules for household sewage treatment. (Retrospective)
Location: Little Orchard, Haxted Road, Lingfield, Surrey, RH7 6DD
Comment: Dormansland Parish Council have no objection to this application subject to Building Control being happy with the installation.

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: No further comment.

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: Dormansland Parish Council object to this application as the northern part of the site already has permission for four dwellings. Further development to the south does not represent a logical or proportionate extension of the village, relates poorly to the existing pattern of development and would encroach into the rural area beyond the current settlement edge.

The scale of the development would have an adverse impact upon the character of the village, the surrounding countryside and the transition between built-up area and the countryside. The site is not a sustainable location. The scale of development would place additional pressure on limited local services, facilities and infrastructure, including lack of local school capacity.

Dormansland Parish Council note that the site has been deemed unsuitable for further development in a recent HELAA report. (Housing and Economic Land Availability Assessment).

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Application:	**2026/1302/TPO**
Proposal:	T1) Beech - Dismantle/fell. Cut stump close to ground level
Location:	Hollybrook, Bracklyn Avenue, Dormans Park, East Grinstead, Surrey, RH19 2LW
Comment:	Dormansland Parish Council has concerns over the lack of a professional report (Tree Surgeon) to support the removal of this tree. Should the application be approved it is suggested that a condition be added that the removed tree be 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:	**2026/1271**
Proposal:	Erection of a second-floor dormer, with alterations to fenestrations and replacement of existing ground floor side extension roof
Location:	Hopewell House, Moor Lane, Marsh Green, Edenbridge, Surrey, TN8 5QS
Comment:	Dormansland Parish Council has no objection to this application.

Application:	**2026/1210**
Proposal:	Erection of rear first floor extension
Location:	12 West Street, Dormansland, Lingfield, Surrey, RH7 6QW
Comment:	Dormansland Parish Council has concerns that this application would lead to loss of amenity to No.10 West Street and would overdevelop a site that has already undergone considerable development from the original building.

Application:	**2026/1180**
Proposal:	Lawful Development Certificate (existing) Log Cabin used for storage / distribution
Location:	Bridge Farm, Bowerland Lane, Lingfield, Surrey, RH7 6DF
Comment:	Dormansland Parish Council have no comment on this application.

Application:	**2026/1171**
Proposal:	Change of use of an existing mobile Victorian train ticket booth to a small-scale coffee kiosk (Class E) with minor external alterations.
Location:	Station House, Station Road, Dormansland, Lingfield, Surrey, RH7 6NL
Comment:	Dormansland Parish Council has no objection to this application but support comments from Surrey County Council that maintaining appropriate access should be a provision of approving the application.

5. Diversion of Public Footpath – Footpath 380, Jesmor Farm, St Piers Lane

In the light of planning approvals being granted Dormansland Parish Council have no objection to the proposed diversion of the footpath. **Action – Clerk to advise Surrey**

6. Date of next meeting – 2nd December 2026 - 18.00 at the Dormansland Baptist Church Hall

Meeting closed at 6.25pm.

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

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