EAST GRINSTEAD TOWN COUNCIL

To: Chairman and Members of the Planning Committee: Cllrs Dabell, Favor, Mainstone (Chairman), Osborne, Saull, Scott, Sillitoe, Sweatman (Vice Chairman), Whittaker and Wyan.

Mayor and Deputy Mayor (Other distribution for information only)

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26 September 2014

Dear Sir/Madam,

Your attendance is requested at a meeting of the PLANNING COMMITTEE to be held in the Council Chamber, East Court on **Tuesday 7th** October 2014, at **7.00 p.m.** Where possible please clarify any points or raise questions before the meeting with the Clerk to ensure an answer can be given. Please print and bring those papers to the meeting, should you have any difficulty please address this with the Clerk prior to the day of the meeting.

Yours faithfully,

J W Holden
Town Clerk

**AGENDA**

1 Public Question Time.

2 To commence not later than 7.15 p.m. Apologies for absence.

3 To receive the Minutes of the meeting held on 15th September 2014.

5 To receive Members’ Declarations of Personal, Prejudicial and Pecuniary Interest.

6 Protected Tree Applications:

The recommendations from the EGTC tree officer will be circulated to Members and posted on the EGTC website during the week before the meeting. Members will be asked to consider the recommendations before hearing the view of the Ward Councillor and any public representations prior to making a decision at the meeting:

<table>
<thead>
<tr>
<th>GR/14/03176/TREE</th>
<th>Town South 9 Court Close (Mr Ian Watt)</th>
<th>T1 – Oak – fell.</th>
</tr>
</thead>
<tbody>
<tr>
<td>GR/14/03231/TREE</td>
<td>Public Open Space to the Rear of 20 Hampton Way</td>
<td>Oak (T7) cyclical maintenance to retain tree</td>
</tr>
<tr>
<td>Application</td>
<td>Location</td>
<td>Details</td>
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<tr>
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</tr>
<tr>
<td>GR/14/03252/TREE</td>
<td>Sackville Court, Fairfield Road</td>
<td>1 dead Larch – fell. 1 Holm Oak – reduce limb touching, overhanging building. Reduce to clearance of 5m.</td>
</tr>
<tr>
<td>GR/14/03326/TREE</td>
<td>71 Stockwell Road</td>
<td>Oak (T1) – Crown reduction by 25% based on a wound and associated decay on the main stem approximately 3.5-4 metres above ground level.</td>
</tr>
<tr>
<td>GR/14/03329/TREE</td>
<td>Land to the West of 17 Surrey View</td>
<td>Tree management adjacent to 17 Surrey View as per Mid Sussex District Council Tree Officer recommendations.</td>
</tr>
</tbody>
</table>

7 To make observations as may be considered necessary in respect of the applications set out in the attached list.

8 Neighbourhood Plan Update (Min 103 15.9.14)

9 Department of Communities & Local Government: Technical Consultation on Planning

The consultation paper for noting by this Committee was submitted to the Department of Communities and Local Government on 26th September 2014 following preparation by the Consultation Group.

CONSULTATION RESPONSE TO THE DCLG TECHNICAL CONSULTATION ON PLANNING SEPTEMBER 2014

East Grinstead Town Council acknowledges receipt of the DCLG technical consultation on planning, and welcomes the opportunity of commenting further, and we review the keynote points as follows:

**Merging the existing A2 financial & professional services use class with a1 retail use**

Only betting shops and pay day loan shops would remain separate A2 uses – and we generally welcome this sensible combination of uses, as it encourages the simpler flexibility of end user needs which should increase active High street regeneration and usage. Direct control of betting shops / loan shops is welcomed through the continued requirement for planning permission.

**A range of new permitted development rights**

The permitted development rights to allow class B1C light industrial and class B8 storage and distribution to be converted into new residential use does not seem to be a sensible or practical objective as the existing structure and elevations of most of these
buildings would require extensive aesthetic modifications and changes in order to be
realistically deliverable. This would inevitably lead to a rush of “two stage” applications
where landowners obtain a stage one permitted development rights consent and then
follow up with stage two wholesale envelope change or even complete whole site
redevelopment, once having established the principle for residential. Should this be
introduced some constraints to control this should be considered.
This will inevitably lead to land / building owners seeking the higher gross development
land value of residential compared to keeping the much lower value industrial usage.
This will likely lead to serious losses of existing employment use buildings unless
safeguards are introduced for Local Authority control such as B1C / B8 reprovision sites
allocations elsewhere or financial contributions in lieu.
Another proposal is to allow changes from certain Sui Generis uses – such as
launderettes, amusement arcades, casinos, and nightclubs to residential. A cautious
welcome is given here provided the Local Authority retains some form of control to
ensure that a choice and range of High Street services offered is maintained.

Extension of the temporary office to residential permitted development right
beyond 2016
The Town Council is very strongly against this proposal because under the existing
arrangements over 2013-2016 east Grinstead has lost nearly 50 % (100,000 square
feet) of its existing Town Centre B1 office floor space capacity with over 200 small
apartments being granted residential permission. Evidence is available to show that
some landlords have ended leases and therefore displaced business in order to take
advantage of the change to residential. Any intention to extending this permitted
development or making it permanent should safeguard against this happening.
The Council wholeheartedly welcome the sensible nomination of “strategically important
office accommodation” as a critical control and protection measure. The article 4
exemption process should be reconsidered to allow this to react more quickly should a
town find that it is losing significant office and industrial units.
Where long disused offices have been redeveloped we are supportive of the legislation
but we have concerns as to those using the opportunity to provide housing by reducing
or displacing offices. This loses employment prospects in a town and especially in the
south east, strong communities will suffer sustainability and risk becoming dormitory
towns as their business and employment opportunities dwindle.
The Council also have concerns that development to residential under this framework
results in additional housing but no infrastructure contributions. There is evidence that
due to the cost of housing there are significant numbers of families living in one or two
bedroom properties for at least the early years of children’s education. The conversion
from office to flats, predominantly result in one and two bedroom accommodation and
monitoring of the educational requirements has already been flagged up by West
Sussex County Council. Where a large number of flats are brought on to the market
the demand for school places, without the infrastructure contributions to allow the local
authorities to provide the necessary infrastructure, can only lead to overburdening of
the class sizes and deficiency in funds to provide new school places. This is one
specific example yet the road systems remain equally of concern. Many new users in
the town centre during the peak movement times of the day, but without funding to
consider road systems or solutions. We would welcome the Government considering
how the converted premises can support the local infrastructure by including them in a
S106 or CIL contribution methodology.

A deemed discharge for certain planning conditions
The Town Council is supportive of this initiative because planning conditions should be
discharged promptly as an aid to progressive sustainable development, and planning
authorities should be concentrating their resources on achieving strategic planning
objectives and policy and not routine development control matters.

Change of use rights set for extension
New permitted development rights proposed would allow shops in A1 use class to change to A3 class restaurants and cafes without planning permission, and East Grinstead Town Council is strongly against this proposal as High Street frontages almost certainly would be overrun with catering establishments without any control whatsoever. This town has significant numbers of these outlets. While it is accepted that market forces will dictate the success, our concern is that failing business will simply give way to yet more empty premises, therefore not reinvigorating the high street.

**New thresholds for environmental impact assessment screening**
The Town Council considers that the proposed change from a site of currently 0.50 hectares to 5 hectares is too radical a change, and 1 hectare would seem more appropriate in this regard. All sites within the 7 KM zone of influence of sensitive areas should retain the 0.50 hectare EIA screening threshold.

**Changes to Neighbourhood Plan rules**
The Town Council welcomes the push to encourage and require Parishes to enter the Neighbourhood Plan process, however considers it fundamental to retain the existing six week public consultation period for emerging neighbourhood plan documents as this is a key principle of localism bottom up planning and for the local population participation and engagement.
The Town Council is grateful for the opportunity to respond to this consultation and trusts that the above points are of assistance during the evaluation stages.

Town Clerk
26th September 2014

10 Any other urgent business.

The next meeting of the Committee will be held on Monday 27th October 2014.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Applicant</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>GR/13/04308/OUT</td>
<td>Herontye</td>
<td>Crownwood Estates East Grinstead Ltd</td>
<td>Outline application for the erection of 13 houses.</td>
</tr>
<tr>
<td>GR/02916/FUL</td>
<td>Worsted</td>
<td>Ms Gill Lewis</td>
<td>Proposed two storey side extension.</td>
</tr>
<tr>
<td>GR/14/02968/FUL</td>
<td>Baldwins</td>
<td>Mr &amp; Mrs Pajak</td>
<td>Single storey rear extension and replacement double garage. To the front elevation, replacement front porch, steps to main entrance, porch to utility door, alterations to rainwater and soil pipes, alterations to first floor windows and 2 no. additional rooflights to loft. To the side elevation, replacement steps to kitchen, alterations to first floor windows including a Juliette balcony, chimney removed and RWP repositioned. To the rear elevation, 2 no. new first floor windows and conservatory removed.</td>
</tr>
<tr>
<td>GR/14/03153/FUL</td>
<td>Town South</td>
<td>Mr &amp; Mrs T Lewis</td>
<td>New two bedroom dwelling.</td>
</tr>
<tr>
<td>GR/14/03161/ADV</td>
<td>Town South</td>
<td>Mr Geraint Thomas</td>
<td>Erection of 1 new traditional style fascia sign and one new hanging sign. All painted to match fascia.</td>
</tr>
<tr>
<td>GR/14/03167/FUL</td>
<td>Imberhorne</td>
<td>Mr &amp; Mrs R Frankson</td>
<td>Proposed alteration to rear corner on ground floor and erection of a first floor front, side and rear extension.</td>
</tr>
<tr>
<td>GR/14/03173/FUL</td>
<td>Town South</td>
<td>Mr K Hossain</td>
<td>Two bedroomed detached house.</td>
</tr>
<tr>
<td>GR/14/03211/FUL</td>
<td>Imberhorne</td>
<td>Mr S Cooper</td>
<td>Two storey side extension to provide granny annex.</td>
</tr>
<tr>
<td>GR/14/03220/ADV</td>
<td>Town South</td>
<td>Barclays plc</td>
<td>Installation of fascia signage and hanging sign to front of premises.</td>
</tr>
</tbody>
</table>

**ANY REPRESENTATIONS IN RESPECT OF THE ABOVE APPLICATIONS MUST BE SUBMITTED TO THE DIRECTOR OF PLANNING AND ENVIRONMENTAL SERVICES, MID SUSSEX DISTRICT COUNCIL, “OAKLANDS”, OAKLANDS ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1SS, IN WRITING 3rd OCTOBER 2014.**

<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>GR/14/02695/FUL</td>
<td>Baldwins</td>
<td>Mr John Bird</td>
<td>New conservatory to the rear of the property.</td>
</tr>
<tr>
<td>Reference</td>
<td>Address</td>
<td>Description</td>
<td></td>
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<tr>
<td>GR/14/02857/FUL</td>
<td>Imberhorne</td>
<td>Texaco, East Grinstead Service Station, London Road (Ms Ruby Arsulanantham)</td>
<td>Retrospective application for the placement of canopy and storage unit on existing car wash site.</td>
</tr>
<tr>
<td>GR/14/02858/ADV</td>
<td>Imberhorne</td>
<td>Texaco, East Grinstead Service Station, London Road (Ms Ruby Arsulanantham)</td>
<td>2 wall mounted signs, one sign on end of storage unit and 2 free standing signs.</td>
</tr>
<tr>
<td>GR/14/03116/FUL</td>
<td>Ashplats</td>
<td>13 Copse Close (Mr Liam Doyle)</td>
<td>Demolition of existing garage and rebuilding of garage.</td>
</tr>
<tr>
<td>GR/14/03159/PDOFF</td>
<td>Town South</td>
<td>151 London Road (Mr Tim Kelly)</td>
<td>Determination as to whether prior approval is required for the conversion of the existing office building (Class B1) into 12 no. residential dwellings (Class C3).</td>
</tr>
<tr>
<td>GR/14/03177/FUL</td>
<td>Town South</td>
<td>43 Copyhold Road (Mr John Warburton)</td>
<td>Single storey rear extension.</td>
</tr>
<tr>
<td>GR/14/03187/FUL</td>
<td>Imberhorne</td>
<td>21 Fairlawn Drive (Mr Sam Baxter)</td>
<td>Single storey ground floor extension to the rear, new port and extension to the existing garage to the front.</td>
</tr>
<tr>
<td>GR/14/03204/CND</td>
<td>Town South</td>
<td>Farringdon House, Wood Street (Mr P Glen)</td>
<td>Removal of Condition 3 of planning permission 07/03801/FUL – in order for the material finish of the extension to differ from that of the existing building. (The extension will be finished completely in render rather than render/brick to improve the aesthetic of the building; the render will be in a neutral colour that tones with the render on the original building).</td>
</tr>
<tr>
<td>GR/14/03260/FUL</td>
<td>Herontye</td>
<td>Thirlmere, Forest View Road (Mr Adam Marlow and Ms Rebecca Humphrey)</td>
<td>Proposed demolition of existing garage and erection of new single storey side/rear extension.</td>
</tr>
<tr>
<td>GR/14/03261/FUL</td>
<td>Ashplats</td>
<td>10 Gleave Close (Mr and Mrs D King)</td>
<td>Proposed alterations and improvements to provide extension to kitchen, conversion of part garage to form utility room, single storey rear sun lounge extension and additional first floor bedroom.</td>
</tr>
<tr>
<td>GR/14/03291/FUL</td>
<td>Town South</td>
<td>J Sainsbury Plc, Brooklands Way (Mr Paul Urban)</td>
<td>3 new plant units located on rooftop.</td>
</tr>
</tbody>
</table>
### Ashplats
- **Address:** 26 Sycamore Drive
- **Applicant:** Ms Anne Reoch
- **Proposal:** Two storey side extension and ground floor alterations.

### Town South
- **Address:** The Bridge Bar
  - 129-133 London Road
  - Mrs Leanne Cooper
- **Proposal:** Variation of condition 2 of planning application 06/00179/COND – to allow the change of opening times on Fridays from 06.00 – 01.30 to 06.00 – 02.30 and Saturday from 06.00 – 01.30 to 06.00 – 02.30.

### Worsted
- **Address:** The Spinney, Lewes Road
  - Mr Khandwala
- **Proposal:** Two storey side and rear extension with balcony to the rear.

### Herontye
- **Address:** 6 Harvest Hill
  - Mr Roger Lowe
- **Proposal:** Demolish existing box dormer and replace with two crown roof dormers to the front elevation.

### Herontye
- **Address:** 6 Harvest Hill
  - Mr Roger Lowe
- **Proposal:** Demolish the existing rear dormer and replace with a new dormer with a crown roof. This is an application to establish whether the development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account.

### Herontye
- **Address:** The Coach House
  - Mill Place Farm
  - Vowels Lane, Kingscote
  - Mr C Monge
- **Proposal:** Change of use of existing holiday let to 1 no. residential dwelling house; including extension to residential accommodation.

### Imberhorne
- **Address:** 16 Crossways Avenue
- **Proposal:** Demolition of a single storey garage at the side of the property. Construction of a two storey side extension, a single storey rear extension, enclosed porch. Side extension to have integral garage.

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Copies of applications and all plans may be inspected at Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, RH16 1SS. Online inspection of plans can be viewed, without charge, at East Grinstead Library, West Street from 9.30 to 7.00 on Mondays; 9.30 to 6.00 Tuesday to Thursday; and 9.30 to 5.00 on Fridays & Saturdays.