

Planning Applications

Plan No	Location & Applicant	Proposal
DM/23/0398/TREE Ashplats	Sackville School Lewes Road East Grinstead West Sussex N Clapson	T1 - Oak tree - Reduce crown back to previous reduction points as recommended within tree report (see attached report/photos). T7 - Ash tree - Reduce tree down to crown break (to leave 6m standing stem)
DM/23/0423/ADV Town	FatFace 5 - 11 London Road East Grinstead West Sussex Ms L Anderson	Remove existing badge signage and www.fatface sign and make good to fascia. New signage - Sustainable Fascia letters: face to be 15mm Clear Greencast Acrylic faced with white matt GL PVC free vinyl. New projecting sign: Double sided sign with 50mm timber border to be repainted

Miss Lucy Ormrod
Antler Homes PLC
Knightway House
Park Street
Bagshot
GU19 5AQ

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

PERMISSION

REFERENCE: DM/22/3862

**DESCRIPTION: VARIATION OF CONDITION 2 OF PLANNING PERMISSION
DM/20/4098 TO REMOVE APPROVED PLAN: LDD1641-ARB-
DWG-002 -REV.03 REPLACE WITH PLAN: LLD1641-ARB-DWG-
002 - REV.06**

**LOCATION: LAND ADJACENT TO BROOKHURST, FURZE LANE, EAST
GRINSTEAD, WEST SUSSEX**

DECISION DATE: 20 FEB 2023

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2.** The development shall be carried out in accordance with the details approved under condition 3 of planning reference DM/21/1835 in relation to details of the existing and proposed site levels.

Reason: For the avoidance of doubt and to ensure that the development does not prejudice the appearance of the locality / amenities of adjacent residents and to accord with Policy DP26 of the District Plan 2014 - 2031 and Policy EG3 of the Neighbourhood Plan

3. The development shall be carried out in accordance with the details approved under condition 4 of planning reference DM/21/1835 in relation to details of the proposed foul and surface water drainage and means of disposal. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

4. No part of any concrete foundations and no construction activities shall be within 5 metres of any drain or watercourse with the following exception;
 - The drainage outfall into the watercourse (subject to Ordinary Watercourse Consent),
 - The pipework required to connect the outfall to the drainage system on site, and
 - The post and rail boundary fences.

Reason: In the interests of protecting the natural environment and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

5. The development shall be carried out in accordance with the details approved under condition 6 of planning reference DM/21/1835 in relation to a Construction Management Plan and Construction Environmental Management Plan.

Reason: In the interests to the amenities of the nearby residential amenities and to accord with Policies DP21 and DP26 of the Mid Sussex District Plan 2014 - 2031.

6. The development shall be carried out in accordance with the details approved under condition 7 of planning reference DM/21/1835 in relation to:
 - A method statement and protection plan to cover avoidance and mitigation measures for wildlife during site clearance and construction phases;
 - Lighting details demonstrating that light pollution has been avoided so far as reasonably practicable through height and type of lighting, timers etc. in accordance with best practice; and
 - A wildlife habitat enhancement plan showing how the recommendations in the supporting reports by Darwin Ecology will be implemented in practice.

Reason: To protect the ecological value of the site and to accord with policies DP38 of the Mid Sussex District Plan and para 175 of the NPPF.

7. The development shall be carried out in accordance with the details approved under condition 8 of planning reference DM/21/2326 in relation to a schedule of materials and finishes to be used for external walls / roofs / fenestration of the proposed dwellings and garaging.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy EG3 of the Neighbourhood Plan.

8. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the Local Planning Authority. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: In the interests of health of future occupiers and to accord with Policy DP1 of the Mid Sussex District Plan 2014 - 2031.

9. The dwellings shall not be occupied until the electric charging vehicle points have been carried out in accordance with the details approved under condition 10 of planning reference DM/22/3362.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

10. The dwellings shall not be occupied until the hard and soft landscaping has been carried out in accordance with the details approved under condition 11 of planning reference DM/22/3474. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Details shall also be provided in respect of the future management & maintenance of the landscaped areas and the management of the northern boundary tree belt and watercourse including details of the management company and maintenance schedules. The details shall be implemented as approved.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy EG3 of the Neighbourhood Plan.

11. The dwellings shall not be occupied until the screen walls/fences or hedges have been carried out in accordance with the details approved under condition 12 of planning reference DM/22/3473.

Reason: In order to protect the appearance of the area and to accord with and Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy EG3 of the Neighbourhood Plan.

12. Prior to the occupation of each plot vehicle parking and turning spaces shall be constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

13. Prior to the occupation of each plot covered and secure cycle parking spaces shall be provided in accordance with the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

14. No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the visual appearance of the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

15. Prior to the occupation of any dwellings hereby permitted, a scheme for the collection of refuse and recycling collection must be submitted to and approved in writing by the Local Plan Authority. These details must be implemented as approved.

Reason: To ensure a suitable means of collection of refuse and waste is carried out for the development and to safeguard the amenities of the area and to accord with DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy EG3 of the Neighbourhood Plan.

16. The development shall be carried out in accordance with the details approved under condition 17 of planning reference DM/22/3860 in relation to a minimum of 20% of the units hereby permitted shall be part M4(2) (Adaptable and Accessible) compliant.

Reason: To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan.

17. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sunday Bank/Public Holidays or at any time other than between the hours 8 am and 6 pm on Mondays to Fridays and between 9 am and 1 pm Saturdays.

Reason: To safeguard the amenities of nearby residents and to accord with Policy DP29 of the Mid Sussex District Plan 2014 - 2031.

18. The obligations under the planning obligation by way of agreement dated 28th September 2020 pursuant to the previous application DM/19/5211 will be equally applied to and satisfy the requirements necessitated under this application DM/22/3862.

Reason: To ensure appropriate infrastructure provision is secured to mitigate the impacts of the development and to accord with policies DP17 and DP20 of the Mid Sussex District Plan.

INFORMATIVES

1. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.

- Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

- The proposed access to the site during the construction phase is to be along public byway 46aEG and the local residents are especially concerned that these heavy vehicles will cause damage to the surface along here. There is a legal requirement under the Highways Act 1980 for any damage to the surface of a public right of way (PROW) caused through private vehicular rights (including construction traffic) to be repaired to a standard at least as good as was previously there.
- In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Block Plan	BLOC01	D	10.12.2020
Site Plan	001	P	10.12.2020
Tree Survey	LLD1641-ARB-DWG-002	06	16.02.2023
Landscaping Details	LLD1641-LAN-DWG-010	05	10.12.2020
Other	Cellweb TRP support package		10.12.2020
Location Plan	LOC-01		23.12.2019
Proposed Floor Plans	PL-010	E	23.12.2019
Proposed Floor Plans	PL-011	F	23.12.2019
Proposed Floor Plans	PL-012	F	23.12.2019

Proposed Elevations	PL-013	C	23.12.2019
Proposed Elevations	PL-014	C	23.12.2019
Proposed Elevations	PL-015	B	23.12.2019
Proposed Floor and Elevations Plan	PL-016	A	23.12.2019
Proposed Visual	PL-020	B	23.12.2019
Proposed Sections	PL-021	A	23.12.2019
Proposed Sections	PL-022		23.12.2019
Tree Survey	LLD1641-ARB-DWG-001	02	23.12.2019

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Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

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APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

C/o Agent
Mr A Scrase
Holly Tree Surgeons Ltd
Black Dog Cottage East
Plawhatch Lane
East Grinstead
RH19 4JG

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
(TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

PERMISSION

REFERENCE: DM/22/3690

DESCRIPTION: T1 LARGE HORSE CHESTNUT - REMOVE

LOCATION: THE OLD CONVENT, MOAT ROAD, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 23 FEB 2023

CASE OFFICER: IRENE FLETCHER - IRENE.FLETCHER@MIDSUSSEX.GOV.UK

In pursuance of its powers under the above-mentioned Acts and Regulations you are hereby notified that the Council **CONSENTS** to the above works being carried out in accordance with the submitted application and subject to compliance with the following conditions:-

1. The tree works hereby permitted shall be begun before the expiration of 2 years from the date of this consent.

Reason: To accord with section 17 (4) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Prior to the commencement of the works hereby permitted, a replacement tree shall be agreed in writing with the Local Planning Authority. This shall include details of size, species and siting. The tree shall be planted in the first planting season following removal of the tree and thereafter maintained for a period of 5 years and replaced should it become diseased or die.

Reason: In order to comply with Policy DP37 of the Mid Sussex District Plan 2014-2031.

INFORMATIVES

1. Prior to the commencement of the works hereby permitted, checks shall be made for the presence of nesting birds and other wildlife protected under the Wildlife and Countryside Act 1981.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.



Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

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APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

You must appeal within **28 days** of the date of the decision notice for an application for works to trees subject to a Tree Preservation Order.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 4444 5000) or online at:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>.

Mr And Mrs Wigzell
A Reakes
27 Fairlawn Crescent
East Grinstead
RH19 1NX

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/22/3899

DESCRIPTION: PROPOSED 2 STOREY SIDE EXTENSION AND SINGLE STOREY EXTENSION TO REAR.

LOCATION: 129 DUNNINGS ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19 4AS

DECISION DATE: 17 FEB 2023

CASE OFFICER: ANDREW WATT - ANDY.WATT@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Post-occupation monitoring / management conditions**

The materials and finishes of the external walls and roof(s) of the 2-storey side extension and the roof of the single-storey rear extension hereby permitted shall match in colour and texture those of the existing building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

4. The materials and finishes of the external walls of the single-storey extension hereby permitted shall be implemented in accordance with the submitted schedule specified on the email from the agent dated 16 February 2023, namely Chailey stock bricks, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	JBD/RH19/4AS/050	A	23.12.2022
Existing Elevations	JBD/RH19/4AS/051	A	23.12.2022
Existing and Proposed Floor Plan	JBD/RH19/4AS/052	A	23.12.2022
Proposed Elevations	JBD/RH19/4AS/053	A	23.12.2022



Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

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APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

