

## Planning Applications

Plan No	Location & Applicant	Proposal
DM/23/2465/TREE Imberhorne	9 Maypole Road East Grinstead West Sussex RH19 1HL  Mr T Mays	T1 Oak - Reduce overhanging branches to previous cut points
DM/23/2608/FUL Town South	38 London Road East Grinstead West Sussex RH19 1AB  c/o Agent	Partial conversion of ground and first floor and upwards extension to existing building to provide 14 residential apartments. Design and Access statement received on 23.10.2023.
DM/23/2694/HOU Town South	63C Queens Road East Grinstead West Sussex RH19 1BG  Mr J Cohen	Retrospective planning proposal for the erection of Garden outbuilding and demolition of existing outbuildings.

Mr Edward Young  
Mr Chris Neale  
Chris Neale Architectural & Planning Consultant  
12 Stockwell Road  
East Grinstead  
RH19 4AU

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

**PERMISSION**

**REFERENCE: DM/23/2007**

**DESCRIPTION: SINGLE STOREY REAR EXTENSION (AMENDED PLANS RECIEVED 03/10/2023).**

**LOCATION: 16 STATION ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19 1DJ**

**DECISION DATE: 26 OCT 2023**

**CASE OFFICER: KATHERINE WILLIAMS -  
KATHERINE.WILLIAMS@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. No external materials shall be used other than those specified on the approved plans and application details without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan.

## INFORMATIVES

1. 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.

2. 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Submitted Date</b>
Existing Floor Plans	P 23-01-01 TP		01.08.2023
Existing Floor Plans	P 23-01-02 TP		01.08.2023
Existing Elevations	P 23-01-04 TP		01.08.2023
Location and Block Plan	P 23-01-05 TP	A	03.10.2023
Proposed Floor Plans	P 23-01-10 TP	A	03.10.2023
Proposed Floor Plans	P 23-01-11 TP	A	01.08.2023
Proposed Elevations	P 23-01-14 TP	A	03.10.2023

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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.

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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).



Betsa Properties - Ciftdal  
Mr Peter Stiles  
Building Design  
Melrose  
Reigate Road  
Hookwood  
Horley  
Surrey  
RH6 0AP

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

**APPLICATION FOR DISCHARGE OF PLANNING CONDITION**

**REFERENCE:** DM/18/0713

**DESCRIPTION:** DISCHARGE OF CONDITIONS 4 AND 7 RELATING TO PLANNING APPLICATION DM/15/4630.

**LOCATION:** 62 LONDON ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19 1AB

**DECISION DATE:** 26 OCT 2023

**CASE OFFICER:** ANDREW CLARKE - ANDREW.CLARKE@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 16th February 2018.

The Authority has considered your application, and I can confirm the following:-

**Conditions:**

7. Approved subject to Unilateral Agreement dated 24th April 2018

Unfortunately I am unable to formally discharge the following condition(s) for the reason(s) below:

4. Condition 4 cannot be discharged because the properties would appear to have been built in prior to the discharge of and in contravention of the condition.

The Sound Insulation Testing report dated 18th July 2017 from Falcon Energy Limited refers to Part E of the Building Regulations 2010 which deals with sound insulation between residential dwellings and not the interface between commercial premises and residential dwellings. Therefore the Sound Insulation Testing report dated 18th July 2017 from Falcon Energy Limited is insufficient to support the discharge of condition 4 of the planning decision notice for DM/15/4630.

A plan for the build is now a redundant matter. In order to demonstrate condition 4 of the planning decision notice for DM/15/4630 has been met, an acoustic report must now be under taken to show what level of noise breakthrough is coming from the commercial premises on the ground floor into the residential dwellings above. This must be undertaken during the worst case scenario, i.e., during business operating hours and during the busiest part of the week across at least a continuous 24 hour period.

The dwellings are now occupied and as such a breach of planning control has taken place where the Council may chose to investigate further.

I would appreciate your attention to the above matter, please submit the outstanding requirements as soon as possible, in order that this matter can be given further consideration.



Assistant Director Planning and Sustainable Economy

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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 for the Environment under Section 78 of the Town and Country Planning Act 1990.

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 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

C/O Agent  
Brett Moore  
SHW  
Corinthian House  
17 Lansdowne Road  
Croydon  
CR0 2BX

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

## **PERMISSION**

**REFERENCE: DM/22/2433**

**DESCRIPTION: THE DEMOLITION OF THE EXISTING SHOP AND OFFICE BUILDINGS ON THE SITE AND THE ERECTION OF A TEMPORARY BUILDING TO BE USED AS AN OFFICE/SHOP AT THE SOUTHERN END OF THE SITE FOR A PERIOD OF 5 YEARS. (CHANGE OF AGENT DETAILS 03/10) (DRAINAGE PLAN RECEIVED 07/06, INFILTRATION REPORT RECEIVED 05/07, FURTHER DRAINAGE DETAILS 20/10/2023)**

**LOCATION: PARKER BUILDING SUPPLIES LTD, STATION YARD, VOWELS LANE, KINGSCOTE**

**DECISION DATE: 25 OCT 2023**

**CASE OFFICER: ANDREW HORRELL -  
ANDREW.HORRELL@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 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.

3. No external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy EG3 of the East Grinstead Neighbourhood Plan.

4. The temporary building to be used as an office/shop hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 25th October 2028.

Reason: The proposal provides some benefits to the business at the site. The temporary planning permission will enable the Local Planning Authority to review the special circumstances under which this permission is granted and to accord with Policies DP12, DP16 and DP26 of Mid Sussex District Plan and EG3 of East Grinstead Neighbourhood Plan.

5. The development hereby permitted shall be carried out in accordance with the hereby approved drainage measures proposed, unless otherwise agreed in writing with the Local Planning Authority.

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

## 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			02.08.2022
Proposed Floor and Elevations Plan			02.08.2022
Existing Floor Plans			02.08.2022
Planning Statement			02.08.2022
Existing Floor and Elevations Plan			05.09.2022
Drainage Details	Greenfield per 1ha	22-318	20.10.2023
Drainage Details	Existing Dummy Network	22-318	20.10.2023
Drainage Details	Permavoid Attenuation Tank	22-318	20.10.2023
Drainage Details	Long Term Maintenance Report	22-318-01a	20.10.2023
Drainage Details	Hydrobrake Design		20.10.2023
Drainage Details	Drainage Arrangement	22-318-100B	20.10.2023
Drainage Details	Drainage Construction Details	22-318-101A	20.10.2023
Drainage Details			07.06.2023
Other	Infiltration Report		05.07.2023



Assistant Director Planning and Sustainable Economy

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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.

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