

Planning Applications

| Plan No | Location & Applicant | Proposal |
|------------------------------|---|--|
| DM/23/3256/HOU Baldwins | Cedar Lodge Hackenden Lane East Grinstead West Sussex Mr Lederer | Proposed demolition of existing shed and erection of detached garage. |
| DM/24/0115/FUL Town North | Mount Noddy Recreation Ground St Johns Road East Grinstead West Sussex MSDC | General improvements to the existing park including resurfacing existing paths, creating new paths, creating an area for petanque and a new youth zone. |



Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard 01444 458166
DX 300320 Haywards Heath 1
www.midsussex.gov.uk

Mr Stuart Pratt
c/o Mr Matthew Madgwick
3 Buckley Place
Crawley Down
Crawley
West Sussex
RH10 4JG

CONTACT: Irene Fletcher
PHONE: 01444 477383
E-MAIL: irene.fletcher@midsussex.gov.uk
DATE: 16th January 2024

Dear Sir/Madam

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

REFERENCE: DM/23/2916

APPLICANT: MR STUART PRATT

**LOCATION: SOUTHERN TESTING LABORATORIES KEEBLE HOUSE STUART WAY
EAST GRINSTEAD**

May I refer to your recent correspondence concerning the above application. I am writing to confirm that the application has been withdrawn.

Yours faithfully

Assistant Director Planning and Sustainable Economy

WDTREZ
Copy: File; Register; LLC; WSCC; Parish

Planning Services Division

Sally Blomfield
Assistant Director Planning and Sustainable Economy

Mr And Mrs Dalglish
Mr A Reakes
27 Fairlawn Crescent
East Grinstead
West Sussex
RH19 1NX

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

PERMISSION

REFERENCE: DM/23/2967

DESCRIPTION: DEMOLITION OF EXISTING CONSERVATORY AND GARAGE.
PROPOSED SINGLE STOREY EXTENSION TO REAR AND TWO
STOREY EXTENSION TO SIDE.

LOCATION: SHERRIES, 1 HALSFORD LANE, EAST GRINSTEAD, WEST
SUSSEX

DECISION DATE: 22 JAN 2024

CASE OFFICER: CAROLINE GRIST - CAROLINE.GRIST@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. The materials and finishes of the external walls and pitched roof of the development hereby permitted shall match in colour and texture to 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 building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and policy EG3 of the East Grinstead Neighbourhood Plan.

INFORMATIVES

1. It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-close-to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk.

2. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

3. In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

4. 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.

5. 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 |
|------------------------------------|----------------------|---------|----------------|
| Location and Block Plan | JBD/RH19/1N Y/050 | A | 23.11.2023 |
| Existing Floor and Elevations Plan | JBD/RH19/1N Y/051 | A | 23.11.2023 |
| Proposed Floor and Elevations Plan | JBD/RH19/1N Y/052 | B | 23.11.2023 |



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](#).

Mrs Vaughan
Mr Matthew Madgwick
RH Madgwick And Sons
3 Buckley Place
Crawley Down
Crawley
West Sussex
RH10 4JG

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

PERMISSION

REFERENCE: DM/23/2511

DESCRIPTION: T1 WESTERN RED CEDAR - REMOVE THE 4 LOWEST BRANCHES. T2 WESTERN RED CEDAR - REMOVE THE 5 LOWEST BRANCHES. T3 WESTERN RED CEDAR - REMOVE THE 4 LOWEST BRANCHES.

LOCATION: 15 MARTYNS PLACE, EAST GRINSTEAD, WEST SUSSEX, RH19 4HF

DECISION DATE: 18 JAN 2024

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. The work shall be carried out in accordance with BS 3998:2010 "Recommendation for Tree Work".

Reason: To ensure that the work is carried out to a satisfactory standard.

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>.