



EAST GRINSTEAD TOWN COUNCIL

Council Offices, East Court, College Lane, East Grinstead, West Sussex, RH19 3LT

Phone: 01342 323636

www.eastgrinstead.gov.uk

Town Clerk: Samantha Heynes BA, FSLCC

Email: townclerk@eastgrinstead.gov.uk

To: Members of the Planning Committee
Quorum is 3

17th February 2026

Dear Councillor

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** to be held in the **COUNCIL CHAMBER, EAST COURT** on **TUESDAY 24TH FEBRUARY 2026** at **7.00pm**. Where possible please clarify any points or raise questions before the meeting with the Clerk or Chairman to ensure an answer can be given. If you are not able to attend and wish to send a substitute, please advise the Clerk who this will be.

Non-committee members wishing to attend and speak must ensure that they seek permission from the Chairman before the meeting starts and should indicate the item they wish to speak on.

Yours faithfully

Samantha Heynes
Town Clerk

ORDER OF MEETING

7:00pm Public Participation

Members of the public may attend the meeting in person. There is a period of up to 15 minutes for public questions relating to items on the agenda.

Any question must be submitted to the Town Clerk 24 hours in advance of the meeting, referencing the agenda item it is related to.

Representations will be restricted to a maximum of 2 persons speaking for and/or against the application. In the event of a large number of speakers, the Chairman has the discretion to increase the number allowed to speak.

Each member of public will be able to speak for a maximum of 2 minutes and will have no right of reply. If a question cannot be answered at the meeting, a written response may be provided at a later date.

The Chairman's interpretation of the standing orders is final. Should there be no questions, or the questions complete before the end of 15 minutes the Chairman will move along to the agenda and public participation will end.

To request the meeting link, please contact townclerk@eastgrinstead.gov.uk no later than noon on the day of the meeting.

AGENDA

The Planning Committee will commence immediately upon completion of public participation.

- 88. To receive apologies for absence/substitutions
- 89. To receive the minutes of the meeting held on 3rd February 2026
- 90. To receive Members' Declarations of Interest
- 91. Chairman's Announcements
The Chairman will update the committee on any matters that have arisen
- 92. To note the Planning Action List – no outstanding actions
- 93. Licensing Applications

The Committee are asked to make any comments as deemed appropriate regarding the below to pass to Mid Sussex DC. The full application can be seen on the planning portal under licensing.

LI/26/0132	Dorset Arms 58 High Street East Grinstead RH19 3DE	Change of layout Change to opening
------------	---	---------------------------------------

- 94. To note Planning Appeal notifications (Appendix A)

AP/26/0014	Planning reference DM/24/2248	The Bulrushes, Coombe Hill, East Grinstead
------------	-------------------------------	--

- 95. To note the Appeal Decision (Appendix B)

Planning Application No: DM/23/1085	2 Glendyne Close, East Grinstead, RH19 4NP
-------------------------------------	--

- 96. To make observations as may be considered necessary in respect of the planning applications (Appendix C)
- 97. To note any planning and/or appeal decisions received from Mid Sussex District Council attached (Appendix D)

The next meeting of the Planning Committee will be held on **Tuesday 17th March 2026 at 7pm**



Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard: 01444 458166
www.midsussex.gov.uk

East Grinstead Town Council
Clerk To East Grinstead Town Council
East Court
East Grinstead
RH19 3LT

CONTACT: Rachel Richardson
PHONE: 01444 477224
EMAIL: rachel.richardson@midsussex.gov.uk
DATE: 27th January 2026

Dear Sir/Madam

Mid Sussex Ref: AP/26/0014
Planning Inspectorate Ref: 6003631
Land At: The Bulrushes Coombe Hill Road East Grinstead West Sussex
Proposed Development: Construction of four bedroom detached dwelling following demolition of outbuildings.
Appeal By: Harrison Wood
Start Date: 26th January 2026

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission DM/24/2248 by this Council.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by 2nd March 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the Planning Inspectorate's Reference 6003631 / .

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this Local Planning Authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at these offices during normal office hours or through the Council's website www.midsussex.gov.uk/planningregister and select the 'Appeals' button and enter the reference **AP/26/0014** in the search field. An explanatory booklet "Guide to taking part in planning appeals" is available via the GOV.UK website at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Yours faithfully



Assistant Director Planning and Sustainable Economy

NECON

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444
Customer 0303 444 5000
Services:
e-mail: treeandhedgeappeals@planninginspectorate.gov.uk

Mid Sussex District Council

Your Ref: DM/23/1085

Our Ref: APP/TPO/D3830/9741

Date: 5 February 2026

Dear Sir/Madam,

**THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012, SI No. 605
APPLICATION FOR CONSENT TO CARRY OUT WORKS TO PROTECTED TREES
APPELLANT: Christopher Skelley
SITE AT: 2 Glendyne Close, East Grinstead, West Sussex, RH19 4NP**

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>. If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely

Tree and Hedge Appeals Team



Appeal Decision

Site visit made on 6 October 2025

by **G Harding MSc (Forestry), MicFor, MArborA**

an Inspector appointed by the Secretary of State

Decision date: 5 February 2026

Appeal Ref: APP/TPO/D3830/9741

2 Glendyne Close, East Grinstead, West Sussex, RH19 4NP

- The appeal is made under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 against a refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order.
 - The Appeal is made by Christopher Richard Skelley against the decision of Mid Sussex District Council.
 - The application Ref: DM/23/1085, dated 20 April 2023, was refused by notice dated 30 May 2023.
 - The work proposed is: corsican pine 30% reduction, crown lift 5 Lower branches.
 - The relevant Tree Preservation Order (TPO) is Mid Sussex District (East Grinstead No. 1) Tree Preservation Order 1977, which was confirmed on 7 April 1977.
-

Decision

1. The appeal is dismissed.

Preliminary matter

2. The specification for pruning on the decision notice differs slightly from the wording within the original application form. The specifications are however similar, with the decision notice seemingly seeking to clarify the extent of works in metres rather than percentage, but both are similar in terms of what is proposed.

Main Issues

3. The main issues in this case are: the effect of the pruning of the tree on the character and appearance of the area; and whether sufficient justification has been demonstrated for the proposed pruning.

Reasons

4. Turning to the first main issue, the tree, is a large and mature specimen, growing in the rear garden of 2 Glendyne Close.
5. The tree, which is one of the tallest in the local landscape, is very visible from several vantage points on Glendyne Close and from the nearby public bridleway. There is no doubt that it makes a positive contribution to the landscape of the area and to its character and appearance. The tree is a none native species but this does not detract from its importance in the landscape.

6. Given the importance of the tree in the landscape, the proposed pruning would be of significant detriment to the character and appearance of the area, adversely affecting the trees well balanced current form. Thus, any reasons given to justify the pruning of the tree need to be convincing. It is to those reasons, the second main issue, to which I now turn.
7. The tree sits at the rear end of the back garden. Whilst it is a large tree which has reached a significant height, I consider that the tree is located at an acceptable distance from the house as well as nearby neighbouring properties.
8. The crown of the tree does overhang a portion of the rear garden of the property; therefore, I can sympathise with the issues being experienced by the appellant and accept that the tree will be casting shade on parts of the garden during periods of the day. The crown of this species is however of narrow form, when compared to some broadleaf tree species. This factor, combined with the orientation of the tree in relation to the property, will allow that the garden is not in shade during large portions of the day. In my opinion, a reduction in height would also not resolve this issue of shade given the height of the tree and its distance from the house.
9. The tree does have a notable lean, but there is no substantive evidence to support the tree being unstable or presenting an abnormal risk to the nearby properties or the public path to the rear of the site. This lean will have been present for several decades and would not be a justification for the proposed pruning.
10. Furthermore, this is not a species of tree that responds well to pruning and I consider the proposed work would certainly damage the shape and form of the tree and therefore reduce its value in the landscape.
11. I note the appellant's comments pertaining to the procedure followed by the Council in relation to the application and how it was determined, but that is a matter for the parties and not my deliberations.
12. With any application to carry out works to a protected tree, a balancing exercise needs to be undertaken. The essential need for the works applied for must be weighed against the resultant loss to the amenity of the area. In this case, the extent of pruning proposed would result in significant harm to the character and appearance of the area and, in my judgement, insufficient justification has been demonstrated for its proposed pruning.
13. Accordingly, for the reasons set out above, and having regard to all matters raised, I conclude that the appeal should be dismissed.

Glen Harding

INSPECTOR

Planning Application No	Ward	Location	Proposal
DM/26/0109/ADV	Imberhorne	Pets At Home Unit B Bridge Park 2 Imberhorne Lane RH19 1QY	Proposed 2 internally illuminated fascia signs and 2 totem signs. (Description amended and updated plans received 27.01.2026.)
DM/26/0158/HOU	EG South	Gabriels 5A Saint Hill Green East Grinstead West Sussex RH19 4NG	Proposed replacement side extension
DM/26/0173/HOU	Imberhorne	Naremburn 42 Fairlawn Drive East Grinstead West Sussex RH19 1NT	Proposed first floor dormer to side elevation and new garage to replace existing
DM/26/0177/TREE	Ashplats North	9 Ashplats Mews East Grinstead West Sussex RH19 3AQ	T1 Silver Birch - Crown reduce 3-4m from top of tree to a suitable growth point and reduce laterals to give best balance, 1-1.5m, to suitable growth pint.
DM/26/0182/FUL	EG South	Hazelden Farmhouse Hazelden Place East Grinstead West Sussex	Formation of track and hardstanding.
DM/26/0222/TREE	Ashplats North	31 Maple Drive East Grinstead West Sussex RH19 3UR	T1 - Oak tree - located at back of property - reduce south west side by 2-3m back to suitable growth points. Reduce remainaing crown by 1m to balance. T2 - Oak Tree - located at back of property - reduce lower growth from over main road to a height of 5.5m
DM/26/0223/TREE	Imberhorne	7 The Timbers East Grinstead West Sussex RH19 1NH	Horse Chestnut - Fell
DM/26/0223/TREE	Imberhorne	7 The Timbers East Grinstead West Sussex RH19 1NH	Horse Chestnut - Fell
DM/26/0232/LDC	Baldwins	5 Baldwins Field East Grinstead West Sussex RH19 2HE	Proposed single storey rear extension
DM/26/0236/HOU	Imberhorne	61 Heathcote Drive East Grinstead West Sussex RH19 1NB	Proposed two storey rear and side extension with first floor dormer and alterations to attached garage to form habitable space
DM/26/0277/TREE	Imberhorne	5 Standen Close East Grinstead West Sussex RH19 2RL	Oak Tree - Remove.
DM/26/0301/LDC	Ashplats North	70 Holtye Road East Grinstead West Sussex RH19 3HU	Garage doors replaced with french doors
DM/26/0302/TREE	Ashplats North	3 Holtye Place East Grinstead West Sussex RH19 3GQ	T7 Beech - reduce crown by maximum of 2.5m and lift canopy by 2.5m.
DM/26/0304/VOC	Town South	9 The Meads East Grinstead West Sussex RH19 4DF	Variation of condition no 1 of planning application DM/23/1237 - to allow for design changes.
DM/26/0313/TREE	EG South	Bullecourt Coombe Hill Road East Grinstead West Sussex	T1 - Dawn Redwood - Remove 8 x lower branches to improve clearance to drive and reduce impact to phone line.
DM/26/0315/FUL	Herontye & Ashplats South	Portland Vets 27 Portland Road East Grinstead West Sussex RH19 4EB	Alterations to existing flat residential accommodation within the veterinary practise by conversion of roof space.
DM/26/0349/HOU	Town South	5 Dexter Drive East Grinstead West Sussex RH19 4SU	Demolition of conservatory and erection of ground floor extension.
DM/26/0361/LDC	Imberhorne	23 Bluebell Close East Grinstead West Sussex RH19 1RS	Proposed garage conversion.

Planning Application No	Ward	Location	Proposal	EGTC Comments	MSDC Decision
DM/25/2374/HOU	Ashplats North	7 College Close East Grinstead West Sussex RH19 3YA	Retrospective application: A fence to the rear of the garden with associated gabion wall	No comment	Approved 06/02/2026
DM/25/2560/HOU	Town South	10 Warburton Close East Grinstead West Sussex RH19 3TX	Proposed two storey side extension. Revised Tree Report received 08.01.2026.	No comment	Approved 16/02/2026
DM/25/3081/HOU	Ashplats North	Magnolia House 12 Lynton Park Avenue East Grinstead West Sussex	Proposed single storey rear extension and two storey side extension.	No comment	Approved 16/02/2026
DM/25/3157/HOU	Town North	Russets Sandy Lane East Grinstead West Sussex	Proposed front two storey extension, new porch, proposed side two storey extension, proposed new roof with gable ends and rear dormer, solar panels and roof windows, and internal alterations and ash in rear terrace area.	No comment	Approved 27/01/2026
DM/25/3174/HOU	Herontye & Ashplats South	Rivendell Portland Road East Grinstead West Sussex	Part of the garage converted to habitable space. Alterations to the front entrance porch and hipped roof replaced with a flat roof. Replace the ground floor windows with sliding doors and construct raised decking with steps to the south elevation. Insert ground floor window to the east elevation. External materials changed on the north elevation and windows replaced throughout. (Amended plans with screening received 16.01.2026)	Recommended for approval	Approved 12/02/2026
DM/26/0008/VOC	Imberhorne	15 Stream Park East Grinstead West Sussex RH19 1QN	Variation of condition no 2 relating to planning application DM/20/3302 - to allow for design changes.	No comment	Approved 02/02/2026
DM/26/0037/TREE	Town South	19 Musgrave Avenue East Grinstead West Sussex RH19 4BP	To reduce two Silver Birch by 3m all the way around.	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 12/02/2026
DM/26/0079/TREE	Town North	1 St Agnes Road East Grinstead West Sussex RH19 3RP	2 x Lime trees (G1) - Reduce crown height and spread by approximately 2m. 1 x Oak tree (G1)- Reduce overhanging branches growing towards property by approximately 2m back to previous reduction points and reduce remaining crown to balance.	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 12/02/2026