



EAST GRINSTEAD TOWN COUNCIL

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Town Clerk: Samantha Heynes BA, FSLCC

Email: townclerk@eastgrinstead.gov.uk

To: Members of the Planning Committee
Quorum is 3

21st April 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 28TH APRIL 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.

104. To receive apologies for absence/substitutions
105. To receive the minutes of the meeting held on 7th April 2026
106. To receive Members' Declarations of Interest
107. Chairman's Announcements
The Chairman will update the committee on any matters that have arisen
108. Presentation by Rangeford Retirement Living and PRP Architects: Land West of Imberhorne Farm, East Grinstead – relating to outline planning application DM/23/2699 (for use Class 2)
109. To note the Planning Action List (Appendix A)
110. To make observations as may be considered necessary in respect of the planning applications (Appendix B)
111. To note any planning and/or appeal decisions received from Mid Sussex District Council attached (Appendix C)

The next meeting of the Planning Committee will be held on **Thursday 21st May 2026 at 7pm**

Meeting	Min No	Details	Date	Action by	Comments	Status	Date completed	Date taken to committee
Planning	92	District Plan: The Clerk to review and circulate details of all local sites rejected at Stage 3C (the final stage) as these were being revisited	17/03/2026	Clerk				

Planning Application No	Ward	Location	Proposal	EGTC Comments
DM/25/2223/FUL	EG South	Juhring And Hobbs Field at Saint Hill Manor Saint Hill Road East Grinstead	Updated application: Change of use of vacant land to event area for use with installation of permanent infrastructure and reinforced ground surfacing (cellular paving grid) to facilitate the erection of annual marquee structures including ground level alterations, wash block and toilets, generator enclosure and concrete ring together with the erection and dismantling of the temporary marquee structure themselves (for a total maximum period of 84 days per year) and overflow car parking for the Church and neighbouring sports clubs consisting of reinforced ground surfacing (cellular paving grid) for up to 683 car spaces (comprising up to 113 cars (Area A) for no more than 30 days per annum, 313 cars (Areas A & B) for no more than 13 days per year and up to 683 cars (Areas A, B & C) for no more than 7 days per year), construction of a new access and internal road, sustainable surface water and foul drainage provision, associated landscaping and ecological enhancements, (Amended Description, Plans, Documents)	<p>EGTC comment: 23/09/2025: This planning application was contrary to the following adopted planning policies conflicting with Mid Sussex District Plan policies DP12 (Protection and Enhancement of the Countryside) and DP16 (High Weald AONB).</p> <p>The scale of permanent car parking and associated infrastructure constitutes major development that would not conserve or enhance the natural beauty, tranquillity of the AONB, DP37 (Trees, Woodland and Hedgerows), DP38 (Biodiversity) by introducing permanent urbanising features into open countryside, harming the character and tranquillity of the High Weald AONB, eroding biodiversity and landscape value.</p> <p>This planning application was inconsistent with the East Grinstead Neighbourhood Plan, in particular EG1 (Protection of the High Weald AONB), which resists major development in the AONB except in exceptional circumstances and the public interest, EG5 (Protection of Landscape Character), EG6 (Natural Environment) and EG7 (Sustainable Infrastructure).</p> <p>Taken together, the adverse impacts significantly outweigh any claimed benefits, and the application should therefore be refused.</p>
DM/26/0432/FUL	Town North	Development Site At Former Tower Car Sales Tower Close East Grinstead West Sussex	Retrospective application for the internal reconfiguration to provide 1no additional self-contained residential unit.	
DM/26/0573/HOU	Herontye & Ashplats South	31 Lower Mere East Grinstead West Sussex RH19 4TB	Proposed replacement single storey rear extension.	
DM/26/0653/HOU	Baldwins	5 Baldwins Field East Grinstead West Sussex RH19 2HE	Proposed single storey rear extension.	
DM/26/0669/FUL	EG South	East Grinstead Sports Club Sports Field Saint Hill Road East Grinstead	Formation of Essential Additional Vehicle Parking at Multi-discipline Sports Facility	
DM/26/0723/LDC	Town South	33 Southlands East Grinstead West Sussex RH19 4DB	Proposed loft conversion and rear dormer.	
DM/26/0769/FUL	EG South	Visitors Centre Standen West Hoathly Road East Grinstead	Extension to existing Visitor Reception Building within main car park to make provision for staff and volunteer welfare facilities	
DM/26/0770/LBC	EG South	Visitors Centre Standen West Hoathly Road East Grinstead	Extension to existing Visitor Reception Building within main car park to make provision for staff and volunteer welfare facilities	
DM/26/0788/HOU	Imberhorne	96 Heathcote Drive East Grinstead West Sussex RH19 1NQ	New porch, part conversion of garage and roof alterations, removal of existing conservatory to be replaced with single storey rear extension.	
DM/26/0792/HOU	Imberhorne	38 Milton Crescent East Grinstead West Sussex RH19 1TN	Ground floor front window replaced with doors giving access onto raised decking which will have a balustrade.	
DM/26/0810/HOU	Herontye & Ashplats South	1 Pine Way Close East Grinstead West Sussex RH19 4JR	Retrospective application for retention of 2.1m high feather edge timber boundary fence following the replacement of existing boundary treatment.	
DM/26/0842/HOU	Ashplats North	8 Gleave Close East Grinstead West Sussex RH19 3XD	Demolition of existing porch and replacement with new porch.	
DM/26/0872/VOC	Town North	McDonald's 165 London Road East Grinstead West Sussex	Variation of condition no 11 relating to planning application GR/199/96 - to extend the restaurant's opening hours.	
DM/26/0892/LDC	Town North	33 St Agnes Road East Grinstead West Sussex RH19 3RP	Loft conversion with rear box dormer	

Planning Application No	Ward	Location	Proposal	EGTC Comments
DM/26/0898/TREE	Imberhorne	The Oak Lodge Standen Close East Grinstead West Sussex	Oak tree - crown reduce by approximately 2.5m - 3m and remove epicormic growth on stem.	

Planning Application No	Ward	Location	Proposal	EGTC Comments	MSDC Decision
DM/26/0173/HOU	Imberhome	Nareburn 42 Fairlawn Drive East Grinstead West Sussex RH19 1NT	Proposed first floor dormer to side elevation and new garage to replace existing (revised plans received 11.03.2026)	No comment	Approved 02/04/2026
DM/26/0236/HOU	Imberhome	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	No comment	Approved 30/03/2026
DM/26/0277/TREE	Imberhome	5 Standen Close East Grinstead West Sussex RH19 2RL	Oak Tree - Remove.	No comment	Approved 31/03/2026
DM/26/0301/LDC	Ashplats North	70 Holtye Road East Grinstead West Sussex RH19 3HU	Garage doors replaced with french doors	No comment	Approved 01/04/2026
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.	No comment	Approved 01/04/2026
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.	No comment	Approved 01/04/2026
DM/26/0349/HOU	Town South	5 Dexter Drive East Grinstead West Sussex RH19 4SU	Demolition of conservatory and erection of ground floor extension.	No comment	Approved 30/03/2026
DM/26/0361/LDC	Imberhome	23 Bluebell Close East Grinstead West Sussex RH19 1RS	Proposed garage conversion.	No comment	Approved 31/03/2026
DM/26/0425/HOU	Town North	31 Blackwell Road East Grinstead West Sussex RH19 3HP	New pitched roof to existing bungalow with 600mm increase in ridge height and first floor dormers to front and rear elevation.	No comment.	Approved 15/02/2026
DM/26/0450/FUL	Imberhome	Fledglings Day Nursery And Pre School North End School North End London Road	Replacement timber shelter.	No comment.	Approved 13/04/2026
DM/26/0452/HOU	Imberhome	Dalby 70 Halsford Park Road East Grinstead West Sussex	Proposed two-storey side and rear extension. Introduction of render to partially replace hung tile cladding at the front elevation and a new enlarged porch	No comment.	Refused 20/04/2026