



# EAST GRINSTEAD TOWN COUNCIL

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

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**Town Clerk:** Samantha Heynes BA, FSLCC

Email: [townclerk@eastgrinstead.gov.uk](mailto:townclerk@eastgrinstead.gov.uk)

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To: Members of the Planning Committee  
Quorum is 3

6<sup>th</sup> August 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 **THURSDAY 13<sup>th</sup> AUGUST 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.

## AGENDA

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

25. To receive apologies for absence/substitutions
26. To receive the minutes of the meeting held on 2<sup>nd</sup> July 2026
27. To receive declarations of interest from Members in respect of any matter on the agenda. The disclosure must include the nature of the interest. If you become aware, during the meeting, of an interest that has not been disclosed under this item you must immediately disclose it.
28. To receive a verbal report from the Chairman
29. To note the Planning Action List (Appendix A)
30. To consider a response to the consultation on the proposed Main Modifications to the MSDC's District Plan, as follows:
  - DP2a Schedule of Main Modifications
  - DP16 Sustainability Appraisal – Main Modifications Report
  - DP17 Habitat Regulations Assessment – Main Modifications Report
  - C8 Community Involvement Plan
  - C9 Equalities Impact Assessment

The consultation runs for six weeks from Monday 27 July until 11.59pm on Monday 7 September 2026.

31. To consider potential street names for the following sites:
  - Land at Queen Victoria Hospital (1 new street, 36 dwellings)
  - Land west and south of Imberhorne Upper School, Imberhorne Lane (24 new streets, 550 dwellings)
32. Licensing Application

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

|            |                                                         |                      |
|------------|---------------------------------------------------------|----------------------|
| LI/26/1303 | McDonalds<br>165 London Road<br>East Grinstead RH19 1ET | New premises licence |
|------------|---------------------------------------------------------|----------------------|

33. To make observations as may be considered necessary in respect of the planning applications (Appendix B)
34. 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 3<sup>rd</sup> September 2026 at 7pm**

## APPENDIX A

| Committee | Orginal Meeting | Min No | Details                                           | Date       | Action by | Comments                                                                                                                                                                                                                                          | Status  | Date completed | Date taken to committee |
|-----------|-----------------|--------|---------------------------------------------------|------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|-------------------------|
| Planning  | PS              | 307    | Re Evergreen Farm - to monitor response from WSCC | 13/03/2025 | RW        | Cllr Rex Whittaker to be the liaison.<br>2/7/26: It was noted that lorries serving the Evergreen site had been observed travelling faster than the 20mph limit at school drop off and pick up times, this would be flagged with the site foreman. | Ongoing |                |                         |

| Planning Application No | Ward                      | Location                                                                                  | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------|---------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM/26/0073/FUL          | EG South                  | Land off West Hoathly Road East Grinstead West Sussex                                     | The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.<br><br><b>Amended plans received</b>                                                                                                                                                                                                                                                                                                           |
| DM/26/0131/RSM          | Imberhorne                | Land South And West Of Upper Imberhorne School Imberhorne Lane East Grinstead West Sussex | <b>(Amended plans and information received 20th to 27th May showing revisions to the proposed design, landscaping, highways, housing and sustainability measures)</b><br>Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units.<br><b>(Amended plans received 27th July showing design changes to some units and lighting to the pedestrian link to the northeast onto Imberhorne Lane).</b> |
| DM/26/1215/HOU          | Ashplats North            | 70 Sycamore Drive East Grinstead West Sussex RH19 3UL                                     | Retrospective application for erection of a shed which partially covers owned car parking spaces.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| DM/26/1655/HOU          | Imberhorne                | 23 Meadowcroft Close East Grinstead West Sussex RH19 1NA                                  | Proposed two storey side and rear extension and extended front porch.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| DM/26/1664/COU          | Town South                | Chutney And Grill 32 Railway Approach East Grinstead West Sussex                          | Change of use and minor external alterations to former ground floor fast food takeaway restaurant (sui generis use) to residential use to create 1 no. 1 bedroom flat.                                                                                                                                                                                                                                                                                                                                             |
| DM/26/1741/FUL          | Town South                | Land At St James Road East Grinstead West Sussex                                          | Erection of 5no. dwellings, together with associated gardens and landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| DM/26/1754/LDC          | Ashplats North            | Cherry Tree Farm Holtye Road East Grinstead West Sussex                                   | Lawful Development Certificate for existing use in respect of the continuous use of the building as an office (Use Class E (G) (I) at Cherry Tree Farm.                                                                                                                                                                                                                                                                                                                                                            |
| DM/26/1767/HOU          | Imberhorne                | 63 Heathcote Drive East Grinstead West Sussex RH19 1NB                                    | Proposed part single, part two storey side / rear extension                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| DM/26/1803/TREE         | Ashplats North            | 10 Beacon Rise East Grinstead West Sussex RH19 3FR                                        | Oak Tree - Fell                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| DM/26/1804/TREE         | Herontye & Ashplats South | Kenwyn 25 Garden House Lane East Grinstead West Sussex                                    | 1 x Beech Tree. Remove extended epicormic growth at about 4 - 5m height. Reduce growth extending over garden by approx 2m and no further than previous cut points.                                                                                                                                                                                                                                                                                                                                                 |
| DM/26/1858/HOU          | Herontye & Ashplats South | 7 Portland Road East Grinstead West Sussex RH19 4EB                                       | Proposed ground floor rear/side extension, side garage new pitched roof, removal of rear chimney                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Planning Application No | Ward       | Location                                                                            | Proposal                                                                                                                                        |
|-------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| DM/26/1859/FUL          | Town South | Pavement Adj To 41 London Road East Grinstead West Sussex                           | Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and 1no. associated BT Phone Kiosk removal. |
| DM/26/1860/ADV          | Town South | Pavement Adj To 41 London Road East Grinstead West Sussex                           | Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and 1no. associated BT Phone Kiosk removal. |
| DM/26/1861/FUL          | Town South | Pavement At Junction Of Railway Approach And London Road East Grinstead West Sussex | Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and 1no. associated BT Phone Kiosk removal. |
| DM/26/1863/ADV          | Town South | Pavement At Junction Of Railway Approach And London Road East Grinstead West Sussex | Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and 1no. associated BT Phone Kiosk removal. |
| DM/26/1884/TREE         | Town South | The Vicarage Church Lane East Grinstead West Sussex                                 | T1 Beech - fell to ground level.                                                                                                                |
| DM/26/1939/TREE         | Baldwins   | Acorns 173 Charlwoods Road East Grinstead RH19 2RX                                  | Beech tree - fell to ground level.                                                                                                              |
| WSCC/033/26             | Baldwins   | Imberhorne Lower School, Windmill Lane, East Grinstead                              | Installation of a modular classroom unit with associated works                                                                                  |

| Planning Application No | Ward                      | Location                                                               | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EGTC Comments                                                                             | MSDC Decision       |
|-------------------------|---------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------|
| DM/25/0351/FUL          | Town South                | S Taylors Jewellers 30 Cantelupe Road, East Grinstead                  | Proposal to convert the existing commercial space into a self-contained residential flat, extend the current one-bedroom ground floor flat into a two-bedroom unit, install seven rooflights in the rear existing commercial space, add a new door and window on the side elevation, and raise the single-storey roof to match the existing structure. Remove garage door to provide parking spaces and bin store at front of property. Supporting Bat Emergence Survey received 02.06.2026. <b>Amended Location Plan, Site Plan, Floor Plans and Elevation Plans received 16.06.2026 and 22.06.2026.</b> | 11/06/2026 - No comment                                                                   | Approved 30/07/2026 |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No comment                                                                                | Approved 03/07/2026 |
| 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. <b>(Updated plans received on 11/05/2026)</b>                                                                                                                                                                                                                                                                                                                                                                                                           | 28/04/2026 No comment                                                                     | Approved 06/07/2026 |
| DM/26/1042/LDC          | Imberhorne                | 19 North End London Road East Grinstead West Sussex                    | Installation of a mobile home cabin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No comment                                                                                | Approved 06/07/2026 |
| DM/26/1178/TREE         | Ashplats North            | 1 Barn Field Place East Grinstead West Sussex RH19 3FD                 | T1 Cedar - prune branches in lower crown overhanging boundary with Wellington Gate by no more than 2 metres, back to suitable growth points.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The committee supported approval subject to no adverse report from the MSDC tree officer. | Approved 02/07/2026 |
| DM/26/1185/FUL          | EG South                  | Sports Field East Grinstead Sports Club Saint Hill Road East Grinstead | Retrospective Golf Swing Studio for golf training and analysis which includes golf simulator equipment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No comment                                                                                | Approved 29/06/2026 |
| DM/26/1197/HOU          | Herontye & Ashplats South | 18 Forest View Road East Grinstead West Sussex RH19 4AR                | Proposed single storey rear extension.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No comment                                                                                | Approved 06/07/2026 |
| DM/26/1204/TREE         | Herontye & Ashplats South | Land Adj To 12 The Rise East Grinstead West Sussex RH19 4DS            | Sycamore (T1) - Fell, as found to exhibit a significant stem cavity with visible decay and historic wound response tissue extending vertically along the main stem.                                                                                                                                                                                                                                                                                                                                                                                                                                       | The committee supported approval subject to no adverse report from the MSDC tree officer. | Approved 02/07/2025 |
| DM/26/1255/TREE         | Ashplats North            | Land Adjacent To 7 Schwaz Road East Grinstead West Sussex RH19 3AR     | W1 - Mixed broadleaves and conifers - remove x4 dead conifer trees and reduction of low limb on an Oak tree by 2-3m. Remove 2-3m off the top of remaining 3 conifer trees.                                                                                                                                                                                                                                                                                                                                                                                                                                | The committee supported approval subject to no adverse report from the MSDC tree officer. | Approved 06/07/2026 |
| DM/26/1314/FUL          | Town South                | 101-123 Orchard Way, East Grinstead, RH19 1AU                          | Renewal of existing timber balustrades with 2mm thick mild steel perforated panel held in by SHS25*25 balustrades. Renewal of rear private balcony balustrades with like for like material and design. Installing new deep-flow guttering to the property.                                                                                                                                                                                                                                                                                                                                                | No comment                                                                                | Approved 04/08/2026 |
| DM/26/1324/TREE         | Herontye & Ashplats South | Land Adjacent To 1 The Glades East Grinstead West Sussex RH19 3XW      | Trees under group TPO reference GR/02/TPO/80 located on verge between public footpath and 1 The Glades, East Grinstead. Trees 03E01 Acer, 03E2 Prunus spinosa, 03E3 Prunus spinosa, 03E4 Corylus avellana and 03E5 Quercus robur - cut back branches obstructing adjacent footpath/pedestrian crossing to edge of pavement. Lift branches to 2.5m over the footpath. Tree 03E5 Quercus robur - Cut back from adjacent lamp column to achieve minimum 1.5m clearance.                                                                                                                                      | No comment                                                                                | Approved 15/07/2026 |

| Planning Application No | Ward                      | Location                                                                          | Proposal                                                                                                                                                                                                   | EGTC Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | MSDC Decision        |
|-------------------------|---------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| DM/26/1345/FUL          | Baldwins                  | Land R/O 3 Park View Gardens Lingfield Road East Grinstead West Sussex            | Erection of new dwelling (2 bed) with amenity space, cycle storage, refuse bins. Demolish existing garage.                                                                                                 | Recommend refusal on the following basis: DP3 Village & Neighbourhood Centre Development, that any development is appropriate in is appropriate in scale and function to its location including the character and amenities of the surrounding area. The proposal is considered to be an overdevelopment of this site and the design proposed would not fit within the local area. A 2 storey building in this location would be overbearing for the neighbours creating a loss of privacy. Further to EG12 Car Parking and DP21 Transport, only 1 parking space would be allocated likely leading to on road parking, which was already very difficult in this location. This development would add more parking pressure to this area and therefore local environment. | Withdrawn 23.07.2025 |
| DM/26/1348/LBC          | Town North                | 17 The Old Convent East Grinstead West Sussex RH19 3RS                            | Remove existing roof tiles to allow pitched roof repairs. Reinstate original tiles to main pitched roof. Install new tiles to secondary pitched roof                                                       | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Approved 22/07/2026  |
| DM/26/1387/HOU          | Herontye & Ashplats South | Holmside Garden House Lane East Grinstead West Sussex                             | Proposed two storey rear extension.                                                                                                                                                                        | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Approved 24/07/2026  |
| DM/26/1394/LDC          | EG South                  | Fen Place Mill East Street Turners Hill Crawley                                   | The building works consist of the main 'L' shape garage block, a four bay garage block, a double garage block, an outbuilding and the driveway / parking area within the residential curtilage             | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Approved 21/07/2026  |
| DM/26/1398/HOU          | Ashplats North            | 2 Fairlight Cottage Holtye Road East Grinstead West Sussex                        | Demolish a section of the building to the south elevation and replace with a two storey extension. Erect a single storey extension to the west elevation.                                                  | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Withdrawn 30/07/2026 |
| DM/26/1436/TREE         | Baldwins                  | 15 Baldwins Field East Grinstead West Sussex RH19 2HE                             | (T1) Oak - selectively crown reduce up to 2m and remove epicormic growth on main stem                                                                                                                      | The committee supported approval subject to no adverse report from the MSDC tree officer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Approved 23/07/2026  |
| DM/26/1444/HOU          | Town South                | 5 Dexter Drive East Grinstead West Sussex RH19 4SU                                | Proposed rear 1st floor balcony over existing approved rear ground floor extension and to include a staircase from ground to 1st floor and adding patio doors to selected existing rear 1st floor windows. | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Refused 30/07/2026   |
| DM/26/1449/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 with 1no bedroom.                                                                     | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Refused 30/07/2026   |
| DM/26/1506/HOU          | Herontye & Ashplats South | 16 Glendyne Way East Grinstead West Sussex RH19 4LS                               | Replacement of single storey timber summerhouse.                                                                                                                                                           | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Approved 29/07/2026  |
| DM/26/1611/TREE         | EG South                  | Peredur Centre For The Arts West Hoathly Road East Grinstead West Sussex RH19 4NF | Works to 12 Trees (see Tree Report / schedule for full details)                                                                                                                                            | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Approved 02/07/2026  |