EAST GRINSTEAD TOWN COUNCIL

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Town Clerk: Samantha Heynes BA, FSLCC

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To: Members of the Planning Committee
Quorum is 3

29th October 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 5TH NOVEMBER** 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.

53. To receive apologies for absence/substitutions

54. To receive the minutes of the meeting held on 15th October 2026

55. 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.

56. To receive a presentation from Vistry South East sharing details of the construction delivery of the Imberhorne development.

57. To receive a verbal report from the Chairman

58. To note the Planning Action List (Appendix A)

59. 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/26/1742	Bodrum 65 London Road East Grinstead RH19 1EQ	New premises licence
LI/26/1785	Sunnyside Pop-up Camping West Hoathly Road East Grinstead RH19 4NG	New Premises licence

60. To make observations as may be considered necessary in respect of the planning applications (Appendix B)

61. 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 26th November at 7pm.**

Committee	Min No	Details	Date	Action by	Comments	Status	Date completed	Date taken to committee
Planning	**40**	Provide feedback reflecting EGTC support for the new operational vehicle storage facility.	**24/09/2026**	**Clerk**	Feedback submitted.	Complete	25/09/2026	05/11/2026
Planning	**41**	Share support for proposed CHS at Imberhorne Lane/Turners Hill Road junction.	**24/09/2026**	**Clerk**	Emailed resident and Cllr Russell with support for the scheme.	Complete	25/09/2026	05/11/2026

Planning Application No	Ward	Location	Proposal
DM/26/2293/DPO	Imberhorne	Land South And West Of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex	Application for Discharge / Compliance with Planning Obligations - Schedule 3, Paragraph 1-1.3 - SANG Specification and SANG Management Plan
DM/26/2375/FUL	Town South	Lloyds Bank 1 - 3 London Road East Grinstead West Sussex	Change of use and conversion of the vacant upper floors of the former bank to provide 5 no. self-contained residential apartments (Use Class C3), retention of flexible Class E commercial accommodation at ground floor level, erection of cycle and refuse stores, and associated internal and external alterations.
DM/26/2476/FUL	EG South	Tobias Place Coombe Hill Road East Grinstead West Sussex	Change of use of existing internal areas to form 2 additional flats, 1 person 1 bed flat, No. 10 and 2 person 1 bed flat, No. 11.
DM/26/2493/TREE	Ashplats North	11 Ashplats Mews East Grinstead West Sussex RH19 3AQ	Beech Tree - reduce on side of no. 11 by approximately 3m (not to rear).
DM/26/2494/LDC	Imberhorne	4 Parkside East Grinstead West Sussex RH19 1JG	Conversion of loft space involving alterations to existing roof line including a dormer extension at rear, installation of 3no. rooflights in front roof
DM/26/2507/HOU	Imberhorne	7 Garden Wood Road East Grinstead West Sussex RH19 1NN	Loft conversion to bedroom and bathroom and alterations to roof to hip to gable and rear dormer with roof lights to front elevations.
DM/26/2527/LDC	EG South	Fen Place Mill East Street Turners Hill Crawley	Certificate of Lawfulness of Existing Use of land as domestic residential garden ancillary to Fen Place Mill as a dwelling for a period in excess of 10 years
DM/26/2564/HOU	Imberhorne	41 Shelley Road East Grinstead West Sussex RH19 1SX	Proposed two storey side extension, single storey rear extension, conversion of the existing garage into habitable accommodation, and construction of a new front entrance porch, together with associated internal alterations and external works.
DM/26/2597/TREE	Herontye & Ashplats South	2 High Trees Ship Street East Grinstead West Sussex	T1 Redwood : Crown lift 2 metres. Reduce lower canopy back up to 2 metres on house side.
DM/26/2598/LDC	Baldwins	9 Perry Avenue East Grinstead West Sussex RH19 2DJ	Proposed single storey rear extension.
DM/26/2601/TREE	Town North	6 Mason Close East Grinstead West Sussex RH19 3RR	Boundary Mature Large Oak - reduce, height by 3-4m, crown and laterals by 50%. Crown lift to 5-6m and remove deadwood
DM/26/2613/TREE	Ashplats North	Estcots Barn College Lane East Grinstead West Sussex	Beech Sapling to be reduce to 4 metres, Conifers (T1 and T2) to be reduce in height by 2 metres . Conifers (T3, T4 and T5) to be felled and replaced. Alders (T6 and T7)
DM/26/2654/LDC	Imberhorne	5 Standen Close, East Grinstead, RH19 2RL	Existing Lawful Development Certificate for a single-storey side extension, forming additional accommodation ancillary to and used as an integral part of the existing dwellinghouse. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.

Planning Application No	Ward	Location	Proposal
DM/26/2672/LDC	Baldwins	103 Charlwoods Road, East Grinstead, RH19 2JE	Proposed side extension This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.
DM/26/2680/HOU	Imberhorne	35 Shelley Road East Grinstead West Sussex RH19 1SX	Proposed single storey rear extension.

Planning Application No	Ward	Location	Proposal	EGTC Comments	MSDC Decision
DM/25/2223/FUL	EG South	Juhring And Hobbs Field at Saint Hill Manor Saint Hill Road East Grinstead	**Further information received 28.05.2026** 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)	**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). 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. 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). Taken together, the adverse impacts significantly outweigh any claimed benefits, and the application should therefore be refused. 28th April 2026: Committee reconsidered the application and the changes made to the proposals, and resolved to support approval of the application. **11 June 2026:** No comment	Approved 21/10/2026
DM/26/0499/FUL	EG South	Sports Field East Grinstead Sports Club Saint Hill Road East Grinstead	The use and expansion of parking facilities within the maintenance area at the Sports Club for staff vehicle and overflow parking.	Recommend approval.	Withdrawn 16/10/2026
DM/26/0843/OUT	Imberhorne	Land South Of Floran Farm Hophurst Hill Crawley Down West Sussex	Outline application (means of access and layout only; other matters reserved) for 9 self-build dwellings.	Recommend approval.	Refused 23/10/2026
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.	No comment	Approved 12/10/2026
DM/26/1501/TREE	Baldwins	25 Dorset Gardens East Grinstead West Sussex RH19 2SD	T1 Oak and T2 Oak - reduce canopy by 4m to suitable growth points, crown lift to 3m and crown thin by removing crossing and rubbing branches by 15%. T3 Oak - crown lift to 3m. T4, T5, T6, T7 and T8 - London Plane - reduce canopy by 4m to suitable growth points, crown lift to 3m and crown thin by removing crossing and rubbing branches by 15%. G1 Laurel - reduce in height by 2m to suitable growth points and trim face side by no more than .3 metres to shape.	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 21/10/2026
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. **Amended Plans received 08.09.2026 to show the addition of a 2.8m deep raised patio, with a glazed 1.1m high balustrade, across the rear with steps to access the lower back garden.**	13/08/2026 No comment	Approved 16/10.2026
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 **(Amended Description and amended plans rcvd**	No comment	Approved 19/10/2026
DM/26/2032/HOU	Ashplats North	4 Gleave Close East Grinstead West Sussex RH19 3XD	Removal of existing garage and proposed single storey rear, side and part front extension.	No comment	Approved 26/10/2026
DM/26/2056/HOU	Herontye & Ashplats South	46 Farm Close East Grinstead West Sussex RH19 3QG	Proposed single storey rear extension	No comment	Approved 15/10/2026
DM/26/2059/COU	Imberhorne	Precisions Technology Supplies Ltd 16 Birches Industrial Estate East Grinstead West Sussex	Flexible change of use from B8 to E(g) (ii), (iii), B2 and B8.	No comment	Approved 16/10/2026
DM/26/2063/TREE	Town North	Alice Crocker House St Johns Road East Grinstead West Sussex	Walnut - Reduce crown by 2-3m into shape and thin crown by 30%	The committee supported approval subject to no adverse report from the MSDC tree officer	Approved 14/10/2026
DM/26/2090/TREE	Ashplats North	3 Cricket Court East Grinstead West Sussex RH19 3DN	(T1) Twin Stemmed Oak -thin the crown by 15% and remove dead wood. (T2) Yew - reduce canopy by 0.6 to 1m all round. (T3) Oak -thin crown by 30%. (T4) Oak - remove dead and dangerous timber.	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 14/10/2026
DM/26/2113/HOU	EG South	Fairfield House Coombe Hill Road East Grinstead West Sussex	Proposed pergola with photovoltaic solar panels **(Amended description 17.09.26)**	No comment	Approved 19/10/2026
DM/26/2187/HOU	Town South	Felden West Hill East Grinstead West Sussex RH19 4EP	Proposed side extension to garage.	No comment	Approved 20/10/2026

Planning Application No	Ward	Location	Proposal	EGTC Comments	MSDC Decision
DM/26/2397/TREE	Imberhorne	3 Neale Close East Grinstead West Sussex RH19 2SA	(T1) Maple - crown reduction of approximately 1.5m to 2m	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 22/10/2026