



# EAST GRINSTEAD TOWN COUNCIL

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

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## PLANNING COMMITTEE

### Minutes of the meeting held at 7pm on Tuesday 3<sup>rd</sup> February 2026

**Committee:** Cllr L Gibbs (Chair)\*  
Cllr E Godwin (Vice Chair)  
Cllr J Belsey (Town Mayor)\*  
Cllr H Farren  
Cllr J Mockford  
Cllr S Ody\*  
Cllr S Reeves (Deputy Town Mayor)\*  
Cllr T Scott\*  
Cllr R Whittaker

\* absent

**In Attendance:** Town Clerk

### PUBLIC PARTICIPATION

One member of the public was present.

#### 79. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Cllrs Gibbs, Ody and Scott offered their apologies, which were noted.

#### 80. MINUTES

**RESOLVED:** The previously circulated minutes of the meeting held on 16<sup>th</sup> December 2025 were agreed by the Committee and signed by the Chairman. It was noted the meeting previously scheduled for 13<sup>th</sup> January 2026 was cancelled due to the water crisis..

#### 81. DECLARATIONS OF PERSONAL & PREJUDICIAL INTEREST FROM MEMBERS

Cllr Whittaker declared membership of MSDC's District Planning Committee and so reserved his right to amend his views in future based on further information from officers, the public or other representations.

Cllr Mockford declared membership of MSDC's Licensing Committee and so also reserved her right to amend her views in future based on further information from officers, the public or other representations.

82. **CHAIRMAN'S ANNOUNCEMENTS**

The Tandridge District Plan consultation was ongoing, people were encouraged to submit comments as appropriate. The consultation period closed on Sunday 1<sup>st</sup> March 2026.

It was advised that MSDC was not at this time exploring any projects for the S106 funds allocated to development of the Imberhorne recreation ground, due to their focus on the masterplans for other areas within the district.

Hearings for the MSDC District Plan were due to commence on 25<sup>th</sup> February for 2 weeks. Johnathan Bore was the new inspector, who had approved the plan last time it was under review. This would be examined against the current NPPF and not the one currently under consultation.

83. **TO NOTE THE PLANNING ACTION LIST**

No actions were outstanding.

84. **LICENSING APPLICATIONS**

Licensing application LI/26/0061 King Performance Ltd was noted.

85. **TO NOTE THE FOLLOWING PLANNING APPEALS**

The following planning appeals were noted:

AP/26/0003	Planning reference DM/25/0773	Floran Farm. Hophurst Hill, Crawley Down
AP/26/0005	Planning reference DM/25/1218	Land Adj to 19 Escots Drive, EG
AP/26/0013	Planning reference DM/25/1928	Woodcote, Yew Lane, EG

86. **TO RECEIVE THE UPDATE REGARDING THE MSDC DISTRICT PLAN HEARING SCHEDULED TO COMMENCE ON 24<sup>TH</sup> FEBRUARY 2026 AND CONSIDER WHETHER EAST GRINSTEAD TOWN COUNCIL WISHES TO SUBMIT A WRITTEN STATEMENT FOR CONSIDERATION**

East Grinstead only had one allocated site in the current draft District Plan and so it was felt there was no benefit to making a written submission. Progress of the hearing would be monitored and updates shared as appropriate.

**RESOLVED:** Committee would not submit a written statement for consideration.

87. **TO MAKE OBSERVATIONS AS MAY BE CONSIDERED NECESSARY IN RESPECT OF PLANNING APPLICATIONS**

**RESOLVED:** That Mid Sussex District Council be informed of the observations of this Committee in relating to the applications set out in the Appendix A to these minutes, as indicated in column 5.

88. **TO NOTE ANY PLANNING AND/OR APPEAL DECISIONS RECEIVED FROM MID SUSSEX DISTRICT COUNCIL**

The decisions were noted by the Committee as detailed in Appendix B.

The next meeting of the Planning Committee would be held on **Tuesday 24<sup>th</sup> February 2026** at **7pm**.

The meeting closed at 19:22hrs.

Signed

Chair

Planning Application No	Ward	Location	Proposal	EGTC Comments
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
DM/25/2656/VOC	Imberhorne	Walnut Marches Crawley Down Road Felbridge East Grinstead	Variation of conditions no's 13 (Ecology mitigation and enhancement measures) and 24 (approved plans) relating to planning application DM/23/0990 (Updated Bat Survey Report received 29.12.2025)	No comment
DM/25/3074/HOU	Imberhorne	12 Felbridge Court East Grinstead West Sussex RH19 2NP	Proposed two storey side extension with juliette balcony to first floor side elevation	No comment
DM/25/3080/COU	Town South	Mid Sussex Timber 79 Railway Approach East Grinstead West Sussex	Change of Use of part of an existing building used as a builder's merchant (B2) to self storage (B8) including associated parking.	No comment
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
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.	Approved 02/02/2026
DM/26/0010/HOU	Town South	The Nest 8 Ridgeway East Grinstead West Sussex	Proposed attached garage.	No comment
DM/26/0027/HOU	EG South	3 Jacobs Rise East Grinstead West Sussex RH19 4TU	Proposed part garage conversion and loft conversion with 2 front dormers and 1 rear dormer and front rooflight.	No comment
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.
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.	This application was an allocated site in the draft District Plan. It was in the AONB and so the development rules for this would apply. The Sussex style was in keeping with the local area. Committee reflected that the recent water outages must be considered regarding the additional burden on the existing infrastructure. It was also noted how pleasing it was to see that 2/3 bed houses was the majority of the development.  Committee recommended approval.
DM/26/0076/HOU	Imberhorne	13 Fairlawn Crescent East Grinstead West Sussex RH19 1NX	Single Storey Extension	No comment
DM/26/0078/LDC	Ashplats North	14 Sycamore Drive East Grinstead West Sussex RH19 3UJ	Proposed single storey rear extension to replace conservatory	No comment
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.
DM/26/0131/RSM	Imberhorne	Land South And West Of Upper Imberhorne School Imberhorne Lane East Grinstead West Sussex	Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units.	Recommended for approval, however committee was keen to see a thorough flood risk assessment in light of local flooding experienced in the SA19 development area.
DM/26/0142/TREE	Imberhorne	4 Oak Farm Place Felbridge East Grinstead West Sussex RH19 2RN	T1 and T2 Beech Trees - Reduce back from house by 2 metres. T3 Willow - Re-pollard tree to previous points.	The committee supported approval subject to no adverse report from the MSDC tree officer.

Planning Application No	Ward	Location	Proposal	EGTC Comments
DM/26/0159/TREE	Herontye & Ashplats South	5 High Trees Ship Street East Grinstead West Sussex	T1 Oak - Re-pollard the tree back to the established historic pollard points, while creating secondary pollard points by reducing selected branches approximately 1 - 2 meters above the original pollard heads.	The committee supported approval subject to no adverse report from the MSDC tree officer.

Planning Application No	Ward	Location	Proposal	EGTC Comments	MSDC Decision
DM/25/1695/VOC	Town North	31 The Old Convent East Grinstead West Sussex RH19 3RS	Variation of condition No: 2 of planning permission DM/23/2188/HOUS to amend the plans approved to allow for minor construction changes and <del>changes in drawing numbers</del>	No comment	Approved 06/01/2026
DM/25/2025/HOU	Town North	97 Moat Road East Grinstead West Sussex RH19 3LW	Erection of a single storey rear extension and a double storey side extension, including demolition of existing garage and side extension.	No comment.	Approved 07/01/2026
DM/25/2742/TREE	Baldwins	1 Overton Shaw East Grinstead West Sussex RH19 2HN	Oak - Reduce crown by up to 2m	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 20/01/2026
DM/25/2854/HOU	Imberhorne	9 Sackville Close East Grinstead West Sussex RH19 2SG	Installing a modular ramp system to allow wheelchair access to the property	No comment	Approved 12/01/2026
DM/25/2902/LDC	Imberhorne	Wolding Yew Lane East Grinstead West Sussex	To retain outbuildings erected within 2m of the boundaries of the site.	No comment	Approved 20/01/2026
DM/25/2908/FUL	Imberhorne	Duaris House Imberhorne Way East Grinstead West Sussex	Proposed construction of an external plant room with an acoustic enclosure to the west of the existing building,	No comment	Approved 07/01/2026
DM/25/2914/LDC	Herontye & Ashplats South	1 Collingwood Close East Grinstead West Sussex RH19 4BQ	New proposed rear extension	No comment	Approved 07/01/2026
DM/25/2944/FUL	Imberhorne	1-9 Beech Close Newlands Crescent East Grinstead West Sussex	Replacement roof coverings like for like. Overcladding of existing timber fascia, soffit, and bargeboard with new uPVC cladding to match existing. Overcladding of existing timber cladding with uPVC to match existing. Replacement rainwater goods to match the existing.	No comment	Approved 12/01/2026
DM/25/2946/HOU	Imberhorne	49 Blount Avenue East Grinstead West Sussex RH19 1JJ	Proposed ground and first-floor extensions, internal reconfiguration including conversion of garage to habitable room and new/altered window and door openings, with materials matching existing house.	No comment	Approved 15/01/2026
DM/25/2947/HOU	Herontye & Ashplats South	47 Morton Road East Grinstead West Sussex RH19 4AF	Proposed two storey rear extension with vertical cladding and extension of flat garage roof, new front porch (amended description 19.12.2025)	No comment	Approved 19/01/2026
DM/25/2971/LDC	Baldwins	Oaklands Furze field Road East Grinstead West Sussex	Use of the land for siting a mobile unit for use ancillary to the main dwelling.	No comment	Approved 06/01/2026
DM/25/3019/LDC	Imberhorne	The Spinney Chapmans Lane East Grinstead West Sussex	Conversion of existing garage to living room and creation of new ground floor left flank window	No comment	Approved 16/01/2026
DM/25/3034/HOU	Imberhorne	35 Heathcote Drive East Grinstead West Sussex RH19 1NB	Proposed porch to front elevation with new roof extending over garage	No comment	Approved 26/01/2026
DM/25/3046/HOU	Ashplats North	205 Holtye Road East Grinstead West Sussex RH19 3ER	Demolition of existing garage and store and construction of garden room.	No comment	Approved 20/01/2026
DM/25/3085/TREE	Herontye & Ashplats South	Forest View 2 Garden Close East Grinstead West Sussex	Holly Tree (T1) reduce height by up to 1.5m. Trim sides by up to 1m. Ensure a clearance of 1.5m from Building. Works are to be carried out approximately every 2 years.	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 20/01/2026