



EAST GRINSTEAD TOWN COUNCIL

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PLANNING COMMITTEE

Minutes of the meeting held at 7pm on Thursday, 11 June 2026

Committee: Cllr L Gibbs (Chair)
Cllr E Godwin (Vice Chair)*
Cllr J Mockford
Cllr S Ody
Cllr A Peacock
Cllr T Scott
Cllr R Whittaker*

* absent

In Attendance: Deputy Town Clerk

PUBLIC PARTICIPATION

No members of the public were present.

10. To receive apologies for absence/substitutions

Apologies were received from Cllr. Whittaker and Godwin which were noted.

11. To receive the minutes of the meeting held on 21 May 2026

RESOLVED: The previously circulated minutes of the meeting held on 21 May 2026 were agreed by the Committee and signed by the Chairman.

12. To receive Members' Declarations of Interest

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

13. Chairman's Report

District Plan Update – A provisional timeline has been provided for the next steps in the Examination, with the Inspector indicating that they would like to see the results of the in-combination testing and draft site policies by the 13 July. Depending on the outcome of these tests, a six-week consultation from 27 July until 7 September will be held. Should this

timetable be met, the Inspector is proposing to hold hearings in early November. Further information can be found on the examination page on the MSDC website.

A meeting invitation has been received from MSDC Officers to discuss the District Plan in respect of sites at East Grinstead for the 17 June and the Chair will attend together with the Town Clerk and Cllr. Farren. The Chairman will update the Committee following the meeting.

14. **To note the Planning Action List (Appendix A)**

MSDC have been approached for the housing numbers, the response will be circulated once received.

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

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

16. **To note the appeal MSDC Ref AP/25/0033 (DM/26/0076) (Appendix C)**

The appeal was noted.

17. **To note any planning and/or appeal decisions received from Mid Sussex District Council attached (Appendix D)**

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

The meeting closed at 7.30pm.

The next meeting of the Planning Committee will be held on **Thursday, 2 July 2026 at 7pm.**

Signed

Chair

| Committee | Original Meeting | Min No | Details | Date | Action by | Comments | Status |
|-----------|------------------|--------|---|------------|--------------|---|---------|
| Planning | | 4 | Council should respond to the consultation and the response should be considered now, and information collated to assist with this in advance, which could include numbers of housing that East Grinstead has already been allocated. | 21/05/2026 | Deputy Clerk | Housing numbers received from MSDC circulated to Committee 12/06/26. Provisional consultation dates circulated by MSDC for 27 July-7 September. Meeting with MSDC Officers arranged for 17/06/26. | Ongoing |

DRAFT

| Planning Application No | Ward | Location | Proposal | Date of EGTC Committee | EGTC Comments |
|-------------------------|------------|---|---|------------------------|---|
| 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. | 11/06/2026 | No comment |
| 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) | 11/06/2026 | 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 |
| DM/26/0131/RSM | Imberhorne | Land South And West Of Upper Imberhorne School Imberhorne Lane East Grinstead West Sussex | (Amended plans and information received 20th to 27th May showing revisions to the proposed design, landscaping, highways, housing and sustainability measures) Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units. | 11/06/2026 | 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. 11 June 2026: No comment |

| Planning Application No | Ward | Location | Proposal | Date of EGTC Committee | EGTC Comments |
|-------------------------|---------------------------|--|--|------------------------|---|
| DM/26/0560/HOU | Herontye & Ashplats South | Garage And Store Rear Of Old Stone House Old Stone Link Ship Street East Grinstead | Removal of existing garage building to be replaced with a 2 storey residential dwelling. | 11/06/2026 | <p>The Committee recommended refusal of the application on the grounds that it is contrary to Policy DP26, as the proposed development is considered to be out of character with the existing street scene and would have a detrimental impact on the Conservation Area. The Committee also noted that no comments had been received from the Conservation Officer.</p> <p>Furthermore, the application was considered to be contrary to the East Grinstead Neighbourhood Plan, specifically Policy EG3 (Promoting Good Design), Policy EG11 (Mitigating Highway Impact) in light of the concerns raised by WSCC Highways regarding visibility splays, and Policy EG12 (Car Parking).</p> <p>In addition, concerns were raised regarding the potential for noise disturbance affecting neighbouring properties.</p> |
| 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. (Updated plans received on 11/05/2026) | 11/06/2026 | 28/04/2026 No comment |
| DM/26/1089/HOU | Herontye & Ashplats South | 8 Newton Avenue East Grinstead West Sussex RH19 4SP | Installation of a modular ramp to allow wheelchair access to the property | 11/06/2026 | No comment |
| DM/26/1152/TREE | Town North | Alice Crocker House St Johns Road East Grinstead West Sussex | G1 - Oak, Walnut, Silver Birch and Ash - Reduce crowns by up to 3m to suitable growth points to prevent any overhang into allotment grounds. T1 Dead Oak - remove to as close as possible to ground level. | 11/06/2026 | The committee supported approval subject to no adverse report from the MSDC tree officer. |
| 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. | 11/06/2026 | The committee supported approval subject to no adverse report from the MSDC tree officer. |
| 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. | 11/06/2026 | No comment |
| DM/26/1197/HOU | Herontye & Ashplats South | 18 Forest View Road East Grinstead West Sussex RH19 4AR | Proposed single storey rear extension. | 11/06/2026 | No comment |
| 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. | 11/06/2026 | The committee supported approval subject to no adverse report from the MSDC tree officer. |
| DM/26/1296/TREE | Ashplats North | East Grinstead Town Council Council Offices East Court College Lane | Cherry Tree removal | 11/06/2026 | The committee supported approval subject to no adverse report from the MSDC tree officer. |
| 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. | 11/06/2026 | The committee supported approval subject to no adverse report from the MSDC tree officer. |
| WSCC/018/26 | Baldwins | Imberhome Lower School, Windmill Lane, East Grinstead | Demolition of existing modular building and erection of a single story modular building with associated works. | 11/06/2026 | No comment |



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DATE: 27th May 2026

Dear Sir/Madam

Mid Sussex Ref: AP/26/0031
Planning Inspectorate Ref: 6009458
Land At: 13 Fairlawn Crescent East Grinstead West Sussex RH19 1NX
Proposed Development: Single Storey Extension
Appeal By: Mrs Fiona Fox
Start Date: 18th May 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/26/0076 by this Council.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellants. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw your earlier comments you made on the application you should write to the Planning Inspectorate by . You can do this by either contacting their customer service team on 0303 444 5000 or by completing their online [customer contact form](#).

The appeal documents can be inspected at Mid Sussex District Council during normal office hours or through the Council's website <https://pa.midsussex.gov.uk/online-applications/> and select the 'Appeals' button and enter the reference **AP/26/0031** in the search field.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully

Eric Owens

| Planning Application No | Ward | Location | Proposal | EGTC Comments | MSDC Decision |
|-------------------------|---------------------------|---|---|---|---------------------|
| DM/25/2781/FUL | Baldwins | 91 - 93 Lingfield Road East Grinstead West Sussex RH19 2EL | Retrospective application for conversion of an old commercial garage into an office space. | No comment | Approved 20/05/2026 |
| DM/26/0182/FUL | EG South | Hazelden Farmhouse Hazelden Place East Grinstead West Sussex | Formation of track and hardstanding. | No comment | Approved 27/05/2026 |
| DM/26/0430/TREE | Herontye & Ashplats South | 5 High Trees Ship Street East Grinstead West Sussex | T1 Oak - Removal of large lateral branch which has a significant cavity, plus repollard overhanging growth on the side of 12 The Rise only (approx 10% of tree) | No comment | Approved 19/05/2026 |
| 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. | Recommended for refusal | Refused 26/05/2026 |
| DM/26/0573/HOU | Herontye & Ashplats South | 31 Lower Mere East Grinstead West Sussex RH19 4TB | Proposed replacement single storey rear extension. | No comment | Approved 21/05/2026 |
| DM/26/0722/HOU | Town South | 5 Court Close East Grinstead West Sussex RH19 3YQ | Proposed rear extension and front porch with new steps going up to porch door, New vehicle cross over to porous drive. | No comment | Approved 15/05/2026 |
| DM/26/0723/LDC | Town South | 33 Southlands East Grinstead West Sussex RH19 4DB | Proposed loft conversion and rear dormer. | No comment | Approved 03/06/2026 |
| DM/26/0788/HOU | Imberhome | 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. | No comment | Approved 20/05/2026 |
| DM/26/0792/HOU | Imberhome | 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. | No comment | Approved 21/05/2026 |
| DM/26/0892/LDC | Town North | 33 St Agnes Road East Grinstead West Sussex RH19 3RP | Loft conversion with rear box dormer | No comment | Approved 20/05/2026 |
| DM/26/0898/TREE | Imberhome | The Oak Lodge Standen Close East Grinstead West Sussex | Oak tree - crown reduce by approximately 2.5m - 3m and remove epicormic growth on stem. | The committee supported approval subject to no adverse report from the MSDC tree officer. | Approved 19/05/2026 |
| DM/26/0980/TREE | Herontye & Ashplats South | Land To The Front Of 22 To 32 High Street East Grinstead West Sussex | Lime x 5 : Re-pollard and remove epicormic growth | The committee supported approval subject to no adverse report from the MSDC tree officer. | Approved 19/05/2026 |
| DM/26/0997/TREE | Herontye & Ashplats South | 6 Kingfisher Rise East Grinstead West Sussex RH19 4TE | Scots Pine (T1) - reduce stem all over roof by approx 2m and reduce lowest drooping stem below by approx 1m. Sycamore (T2) - reduce to old pollard points | The committee supported approval subject to no adverse report from the MSDC tree officer. | Approved 21/05/2026 |