EAST GRINSTEAD TOWN COUNCIL

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PLANNING COMMITTEE

Minutes of the meeting held at 7pm on Thursday 24th September 2026

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

* absent

In Attendance: Town Clerk

PUBLIC PARTICIPATION

Two members of the public were present and concerns regarding speeding near Sunnyside were raised.

35. **To receive apologies for absence/substitutions**
Cllrs Peacock was absent; Cllr Scott submitted his apologies which were noted.

36. **To receive the minutes of the meeting held on 13th August 2026**

RESOLVED: The previously circulated minutes of the meeting held on 13th August 2026 were agreed by the Committee and signed by the Chairman.

37. **To receive Members' Declarations of Interest**
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 reserved her right to amend her views in future based on further information from officers, the public or other representations.

38. **To receive a verbal report from the Chairman**
The reserved matters application for the retirement living village scheme of 134 dwellings at the Land West of Imberhorne Lane had been validated by MSDC, including landscape and scale matters, with detailed approval likely to go to MSDC committee within the next 2-3 months. Detailed planning consent had been awarded for the 550 homes at this site in September 2026. The S106 agreement had been signed approx. 1 year ago.

The new National Planning Policy Framework containing decision delegation rules for Officers had been published; training opportunities for councillors would be available in the near future. An internal panel had been formed at MSDC to determine which applications would be considered by committee in future, based on the criteria outlined in the NPPF. This process would commence 30th October 2026. The call-in to committee system was to be abolished as a result of these changes.

The MSDC District Plan examination would recommence on 3rd November 2026 at Haywards Heath.

The request for S106 funds to be released for alternative projects via a deed of variation had been escalated to the Chief Executive at MSDC. An update was expected during early October.

39. **To note the Planning Action List**
The planning actions were noted. The Clerk advised that the developers of the Imberhorne Lane site had counter-proposed the road names submitted by committee for use, further clarification of this was being sought from MSDC.

Regarding Evergreen Farm, regular traffic spot checks had been undertaken and activity noted was low. The concerns expressed during this meeting would be shared with the site manager for consideration, including the reports of speeding during school drop off and pick up times.

40. **To consider a response to Mid Sussex District Council's public engagement and consultation for a new operational vehicle storage facility at Imberhorne Lane**
The existing site at Haywards Heath was no longer fit for purpose and so this site had been identified.

RESOLVED: Committee supported the new operational vehicle storage facility proposed.

41. **To consider a response to support a WSCC Community Highways Scheme proposal at the junction of Imberhorne Lane and Turners Hill Road of a 30mph speed limit and/or mini roundabout**
Committee felt that this proposal reflected long held views of the council and would provide a safer experience for both vehicles and pedestrians.

RESOLVED: Committee supported this Community Highway Scheme proposal.

42. **To note the following appeal notifications:**
AP/26/0054 for application DM/26/1449
Liaison with residents and the developer relating to this appeal had been undertaken, the appeal result was awaited.

AP/26/0055 for application DM/26/1444
No comments were made.

Both appeals were noted.

43. **Licensing Application**

Licensing application LI/26/1333 East Grinstead Padel, East Grinstead Sports Club: new premises licence

Licencing application LI/26/1480 Bench, 26 High Street: update plan

Licencing application LI/26/1519 Mini Supermarket, 65 Lingfield Road: review of premises licence

The above applications were noted.

44. **To make observations as may be considered necessary in respect of the planning applications**

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

45. **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 C.

The meeting closed at 7.43pm.

The next meeting of the Planning Committee will be held on **Thursday 15th October 2026 at 7pm.**

Signed

Chair

Committee	Min No	Details	Date	Action by	Comments	Status	Date completed	Date taken to committee
Planning	**307**	Evergreen Farm - to monitor response from WSCC	**13/03/2025**	**RW**	Cllr Rex Whittaker to be the liaison. 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. 13/8/26: Cllr Whittaker was scheduling a site visit, it was noted that we were in school holidays currently and so the 20mph limit during drop off and pick up times was not in effect at this immediate time. 24/9/26: Cllr Whittaker had been undertaking regular checks and activity noted was low. Further details of concerns would be shared for consideration. The speeding during school drop off and pick up was raised.	In Progress		
Planning	**30**	Convene a consultation group meeting to consider the main modifications to the District Plan.	**13/08/2026**	**Clerk**	17/8/26: Emailed consultation group members to identify a date to meet. 4/9/26: Feedback collated and submitted to MSDC.	Closed	15/09/2026	24/09/2026
Planning	**31**	Contact Bob Marchant's family to request permission to use his name as a road name at the QVH development.	**13/08/2026**	**Clerk**	17/8/26: Emailed museum to ask if they have contact details for relatives of Bob Marchant to write to to request permission. 25/8/2026: Permission received, name confirmed to MSDC and developers for use. 24/9: Developers had counter-proposed road names, clarification of this was being sought from MSDC.	In Progress	28/08/2026	24/09/2026
Planning	**31**	Submit proposed road names for the new development at Imberhorne.	**13/08/2026**	**Clerk**	Emailed 28 proposed names to MSDC and Developer.	Complete	14/08/2026	24/09/2026
Planning	**32**	Submit concerns regarding traffic management issues relating to LI/26/1303.	**13/08/2026**	**Clerk**	Feedback submitted.	Complete	17/08/2026	24/09/2026
Planning	**40**	Provide feedback reflecting EGTC support for the new operational vehicle storage facility.	**24/09/2026**	**Clerk**	Feedback submitted.	Complete	25/09/2026	
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	

Planning Application No	Ward	Location	Proposal	EGTC Comments
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
DM/26/1794/VOC	Herontye & Ashplats South	9 Morton Road East Grinstead West Sussex RH19 4AF	Variation of condition no.14 relating to planning application DM/23/0925 - addressing discrepancies in levels identified on site and an updated landscaping scheme.	No comment
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
DM/26/2086/HOU	Baldwins	1 Alders View Drive East Grinstead West Sussex RH19 2DN	Retrospective Installation of retaining walls after landslide in 2020 and subsequent ones	No comment
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.
DM/26/2103/FUL	Town South	Land To The West Of Streatfield Place East Grinstead West Sussex RH19 4RQ	Construction of a four bedroomed detached dwelling	Recommend approval. This was a proportionate house for the size of the plot.
DM/26/2108/TREE	Herontye & Ashplats South	27 Garden House Lane East Grinstead West Sussex RH19 4JT	3 x Beech trees : Reduce back to previous pruning point - approx 3 metres	The committee supported approval subject to no adverse report from the MSDC tree officer.
DM/26/2113/HOU	EG South	Fairfield House Coombe Hill Road East Grinstead West Sussex	Proposed pergola with photovoltaic solar panels	No comment
DM/26/2128/PNC	Town South	4 Cantelupe Mews Cantelupe Road East Grinstead West Sussex	Change of use from Class E to create 2 residential units.	No comment
DM/26/2152/HOU	EG South	Little Hollybush West Hoathly Road East Grinstead West Sussex	Two storey side extension, loft conversion, roof extension with 3 dormers to rear and alterations to fenestration	No comment
DM/26/2181/FUL	Town South	Specsavers 74 London Road East Grinstead West Sussex RH19 1AB	Proposed rear infill extension. Relocation of Air conditioning units and blocking up of side door.	No comment
DM/26/2187/HOU	Town South	Felden West Hill East Grinstead West Sussex RH19 4EP	Proposed side extension to garage.	No comment
DM/26/2245/TREE	Imberhorne	25 Sackville Lane East Grinstead West Sussex RH19 2AX	T1 Copper Beech - Crown reduction by 2 metres and crown thinning of 20%.	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/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. **(Amended plans received 27th July showing design changes to some units and lighting to the pedestrian link to the northeast onto Imberhorne Lane).**	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 **13 August 2026:** No comment	Approved 09/09/2026
DM/26/0766/HOU	Town South	83 - 85 London Road East Grinstead West Sussex RH19 1EQ	Conversion of the site into a Banking Hub. Single glazed aluminium framed shopfront replaced with new double-glazed anodised aluminium shopfront and external ATM and spandrel panel surround to ATM. Two new louvres at ground floor level to the rear. Proposed condenser units Mitsubishi Electric MXZ-2F53VF3 and MXZ-2F33VF3 (or equal and approved) to replace the two existing condensers in the same location on the first-floor roof.	Committee recommend approval.	Approved 12/08/2026
DM/26/0782/HOU	Town South	83 - 85 London Road East Grinstead West Sussex RH19 1EQ	Advertisement proposals include an externally illuminated main fascia sign, an externally illuminated heritage projecting sign, an internally illuminated directory of services and banking availability poster, two internally illuminated marketing posters, a community and ownership message, advertisement on the top collar of the ATM and on the entrance door - a DDA sign, CCTV sign and opening hours sign.	No comment	Approved 12/08/2026
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	No comment	Approved 12/08/2026
DM/26/1419/TREE	Herontye & Ashplats South	Adjacent To 62 The Glades East Grinstead West Sussex RH19 3XW	European Hornbeam (within mixed woodland). Reduce crown by 4m	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 12/08/2026
DM/26/1468/TREE	Baldwins	23 Springfield East Grinstead West Sussex RH19 2RT	T1 - Ash: Cut back branches overhanging 24 Springfield by 1.5m. T2 - Oak : Cut back branches overhanging 24 Springfield by 1.5m	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 12/08/2026
DM/26/1504/HOU	Herontye & Ashplats South	5 Cornwall Gardens East Grinstead West Sussex RH19 4TJ	Erection of a single storey rear extension incorporating a roof lantern, installation of a woodburning stove and associated external flue, alterations to fenestration, associated internal alterations and minor external regrading works to facilitate new garden steps.	No comment	Approved 07/08/2026
DM/26/1514/TREE	Baldwins	Stildon Brendoncare Nursing Home Dorset Avenue East Grinstead West Sussex	T1 - Oak Crown reduction by 1.5m. T2 - Oak Crown reduction by 2m. T3 - Yew Crown reduction by 2m. T4 - Yew crown lifted off by 2m to clear roof of bin store.	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 12/08/2026
DM/26/1548/TREE	Baldwins	Turret Court, London Road, East Grinstead	(T1) Oak tree - crown reduce by 2m. (T2) Sycamore - remove one large dead limb.	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 12/08/2026
DM/26/1585/TREE	Baldwins	Springmount Lingfield Road East Grinstead West Sussex	T1 Oak - remove crossing split limb back to main branch. Remove lowest limb over decking. Thin regrowth from previous consent by 20% only. T2 - Oak, reduce unpruned growth only, by approx. 2m. Thin regrowth on one previously pruned limb by 20%.	No comment	Approved 13/08/2026
DM/26/1651/FUL	EG South	Woodcroft Furze Lane East Grinstead West Sussex RH19 2BQ	Proposed single storey rear extension and alterations to roof of bungalow.	No comment	Approved 26/08/2026
DM/26/1696/TREE	Baldwins	Bellaggio Place Hermitage Road East Grinstead West Sussex RH19 2GP	Oak - (T0136) - Reduce height by 6 metres and lateral branches by 2 metres.	No comment	Approved 14/08/2026
DM/26/1767/HOU	Imberhorne	63 Heathcote Drive East Grinstead West Sussex RH19 1NB	Proposed part single, part two storey side / rear extension	No comment	Approved 11/09/2026
DM/26/1803/TREE	Ashplats North	10 Beacon Rise East Grinstead West Sussex RH19 3FR	Oak Tree - Fell	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 25/08/2026
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.	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 27082026
DM/26/1884/TREE	Town South	The Vicarage Church Lane East Grinstead West Sussex	T1 Beech - fell to ground level.	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 27/08/2026