



## Dormansland Parish Council

Parish Clerk – Lisa Liggins  
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### Minutes of the Dormansland Parish Council Planning Meeting held at 7.30pm on Wednesday 27 November 2019 in The Parish Room, The Platt, Dormansland RH7 6RA

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#### 1 Public Session

No members of the public were present.

#### 2 Members Present

Councillor Maureen Young  
Councillor Guy Kaiser-Davies  
Councillor David Bright  
Councillor Dawn Cook

#### Also in Attendance

Clerk – Lisa Liggins

#### 3 Apologies for Absence

Apologies were received and accepted from Councillors Harry Fitzgerald and Susan Calamassi

#### 4 Declarations of Interest

No declarations of interest were received.

- 5 **Members approved** minutes of the Planning Meeting held on 23 October 2019 previously circulated however these were not presented at the meeting and the Chairman will sign them at the next planning meeting on 11 December 2019.

#### 6 Planning Applications

##### TA/2019/1908/NH

##### 18 New Farthingdale, Dormansland RH7 6RJ

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.54 metres, and for which the height of the eaves would be 2.37 metres (Notification of a Proposed Larger Home extension) (Tracey Williams)

**Dormansland Parish Council has no objection to this planning application.**

##### TA/2019/1165/Cond1

##### Land at Starborough Road, Marsh Green TN8 5RB

Details pursuant to the discharge of condition 4 (Hard and Soft Landscaping), condition 6 (External Lighting) and 11 (Construction Transport Management Plan) of planning permission ref: 2019/1165 dated 27/09/2019 (To replace the existing 2 barn buildings with one barn building to be used for B8 storage purposes and to replace the farm gates. Formation of parking area through laying of hardstanding.) (Emma Wachiuri)

**Dormansland Parish Council has no objection to this planning application.**

**TA/2019/1774**

**Land South of Furze field Chase, Dormans Park RH19 2LY**

Permission in principle for the erection of residential development of between a minimum of 5no. and a maximum of 9no. dwellings. (Georgina Betts)

**Dormansland Parish Council object to this planning application (letter to TDC attached)**

**TA/2019/1778/NH**

**1 Cromwell Hall Farm Cottages, Felcourt Road, Felcourt RH19 2JU**

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6 metres, for which the maximum height would be 5.9 metres, and for which the height of the eaves would be 4.7 metres (Notification of a Proposed Larger Home extension) (Tracey Williams)

**Dormansland Parish Council has no objection to this planning application.**

**7 Other Planning Matters**

**TA/2017/888 - Appeal reference is APP/M3645/W/19/3237774**

**Demolition of existing buildings. Erection of 101 dwellings, provision of public open space, and vehicular access from Lingfield Road. (Outline application access only)**

Dormansland Parish Council discussed their response and will be sending a letter of objection to TDC. The Clerk confirmed the Appeal Hearing would be held between 21-24 January 2020 and not 2 January 2020 as previously indicated.

In addition to the items above, the following planning applications were received and discussed.

**TA/2019/1972**

**Lullenden Manor, Hollow Lane, East Grinstead RH19 3PT**

The construction of a two-storey detached four car garage with gymnasium above. (Hannah Middleton)

**Dormansland Parish Council object to this planning application on the grounds of inappropriate development in the Green Belt with no very special circumstances.**

**TA/2019/2003**

**Lullenden Manor, Hollow Lane, East Grinstead RH19 3PT**

The construction of a two-storey detached four car garage with gymnasium above (Listed Building Consent) (Hannah Middleton)

**Dormansland Parish Council object to this planning application on the grounds of inappropriate development in the Green Belt with no very special circumstances.**

Signed as a correct record:

Dated:



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2 December 2019

Planning Department  
Tandridge District Council  
Council Offices  
Station Road East  
Oxted  
Surrey RH8 0BT

**For the attention of Georgina Betts**

Dear Ms Betts

**TA/2019/1774 Land South of Furzefield Chase Dormans Park EH19 2LY**

Dormansland Parish Council has considered the above pre-planning application.

The Dormansland Parish Council having considered all the relevant facts of this pre-planning application strongly objects to this application on the following grounds:

Paragraph 89 of the Tandridge Local Plan states that a local authority should regard construction of new buildings as inappropriate in the Green Belt.

Dormansland Parish Council would refer you to the Policy DP10 of the National Planning Framework and in our opinion there are no exceptional circumstances here to allow development on this quiet and tranquil Green Belt land. It would appear that the Applicant is attempting to rely on the Green Belt exemption that sometimes allows limited infilling in a village. If this is the case this exemption should not be applied to this site as Dormans Park is not one of the Defined Village identified in the Core Strategy where infilling may be acceptable.

Policy 4.19 of the Core Strategy states that biodiversity value must be protected, properly managed and if possible enhanced not only because of its intrinsic value but also because it contributes to human wellbeing. This land has been over the years left to flourish in abundance with wildlife habitats and biodiversity and should not be disturbed. It is one of the last parcels of land remaining untouched by development which has over time resulted in Dormans Park becoming in danger of losing its open character. This piece of is part of an important wildlife corridor and a free buffer between Dormans Park and East Grinstead important in keeping built up areas separated. The Parish Council are concerned about the long established, diverse wildlife and of the ancient woodland, wetland and stream areas. This proposal should be referred to Surrey Wildlife Trust and the Council's Ecology Unit.

**Highways**

This proposed site for development is within a country location and does not meet sustainability criteria for transport. There is no Public Transport available to East Grinstead and Lingfield so the only access from this site is by motor vehicle exiting onto a very narrow country lane, Blackberry Lane, which is at times very busy and can only allow one way traffic to pass. More motor vehicles would cause further congestion and possible danger to other users of this narrow lane. The Parish Council ask that an inspection takes place by Highways.

**Education**

Dormansland Parish Council have made enquiries with the local schools about admissions and both Baldwins Hill Primary School and Dormansland Primary School are currently at full capacity and are not in a position to offer further school places now or in the near future.

**Doctors**

Dormansland Parish Council also have made enquires with various Doctor's Surgeries only to be informed that Moatfield and Ship Street in East Grinstead are totally full and not taking any more patients. The Surgery in Lingfield is under pressure by the number of patients they already have on the list. Further patients would cause longer waiting times to see a Doctor. If you are so minded to approve this pre-application it would impose a very serious pressure on the National Health Service which could reflect on the residents of the proposed development and the surrounding area.

Finally, we wish to make it clear that this site was not put forward by Tandridge District Council as one of the allocated sites in the Local Plan and not a site identified for potential development in our emerging Neighbourhood Plan.

Thank you for attention to this letter.

Yours sincerely

Lisa Liggins

**Clerk to Dormansland Parish Council**