

Delegated Decision

Sign off Sheet

Ref. No:	DM/22/2725	Case Officer:	Deborah Lynn
Application Type:	Full Application		
Proposal:	Proposed two bedroom detached dwelling.		
Site:	Land To R/O 142 Holtye Road, East Grinstead, West Sussex, RH19 3EA, , , ,		
Validation Date	6 Oct 2025	Overall Expiry Date:	13 Oct 2022
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Not Proceeded With	Recommendation Date:	6 Oct 2025
Target Date:	1 Dec 2025	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	12
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Signed and Agreed By:	Stephen Ashdown	Date:	9 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/22/2725

**Land To R/O 142 Holtye Road, East Grinstead, West Sussex, RH19 3EA, , ,
Proposed two bedroom detached dwelling.
Mr N Millen**

This application seeks planning permission to erect a detached 2 bed dwelling within the rear garden of no. 142 Holtye Road, East Grinstead.

During the course of the planning application, the Local Planning Authority (LPA) sought further details from the applicant prior to determining the application. An e-mail was sent to the planning agent on the 01/11/2022 requesting that a Tree Report (including an impact assessment and method statement) be submitted in order to assess potential impact upon an adjoining Oak tree, and that a Planning Obligation Instruction Form also be submitted, being a validation requirement for new dwellings within 7 kms of the Ashdown Forest SPA and SAC. A subsequent e-mail was sent to the planning agent on the 21/02/2023 requesting an update in respect of the required information and advising that the application would be made invalid pending receipt of the additional information.

A Tree Report was submitted to the LPA by the planning agent on the 12/04/2023, however as a Planning Obligation Instruction Form was not submitted, the planning agent was advised that the planning application would remain invalid until this was provided.

The application has remained invalid for over the past 2 years as a Planning Obligation Instruction Form has still not been submitted.

An e-mail was sent to the planning agent on the 17/09/2025 advising that the LPA should not keep planning applications on the planning register indefinitely and that in light of this, if a response was not received from the applicant by the 01/10/2025 in respect of how they wish to proceed, then the planning application shall be disposed of as undetermined under S.40 of the Town and Country Planning (Development Management Procedure) England) Order 2015.

The planning agent responded to the e-mail on the 17/09/2025 advising that he was awaiting instructions from his client in this respect, however no further comments from the applicant have been received. Consequently, it is recommended that this application is not proceeded with under section (13)(a) of Article 40 of The Town and Country Planning (Development Management Procedure) England) Order 2015, and should be finally disposed of.

Decision: Not Proceeded With

Case Officer: Deborah Lynn