

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0636	Case Officer:	Caroline Grist
Application Type:	Full Application		
Proposal:	Conversion of redundant agricultural outbuilding into single storey one bedroom annex		
Site:	Grove Farm, Cansiron Lane, Ashurst Wood, East Grinstead, West Sussex, RH19 3SG, ,		
Validation Date	11 Mar 2025	Overall Expiry Date:	18 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Not Proceeded With	Recommendation Date:	8 May 2026
Target Date:	6 May 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	8 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0636

**Grove Farm, Cansiron Lane, Ashurst Wood, East Grinstead, West Sussex, RH19 3SG,
Conversion of redundant agricultural outbuilding into single storey one bedroom annex
Mr Edward Jupp**

SUMMARY OF REPRESENTATIONS

One representation has been received in support of this application, from the National Annexe Planning Consultancy. It sets out:

- support for the principle of annexe development,
- the public benefits of annexes,
- points of consideration for ancillary accommodation, and
- some issues with annexes.

SUMMARY OF CONSULTEES

Wealden District Council

The proposed development would appear to have implications for the strategic planning aims of Wealden District Council, and therefore an objection is raised to this application.

Southern Water

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" and the Sewerage Sector Guidance with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains. A condition is recommended.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

Ecologist

We are not satisfied that there is sufficient ecological information available for determination of this application and recommend that details of survey results, mitigation & enhancement measures for bats are required prior to determination.

PARISH COUNCIL OBSERVATIONS

Recommend: No objection

RELEVANT PLANNING HISTORY

DM/21/3993 - Proposed new access and driveway to Grove Farm Barn. Withdrawn.

DM/22/1393 - Proposed new access drive to new garage and farm machinery store. Permission.

REPORT

This application seeks planning permission to convert a redundant agricultural outbuilding into single storey, one bedroom annex.

The application site lies within the jurisdiction of both Wealden District Council and Mid Sussex District Council. Within Mid Sussex lies the access to the property, as well as the listed Grove Farm and an associated barn, which has been converted into a residential use. The building that is to be converted under the current proposal is situated on land within Wealden District.

The plans submitted for the current application do not show any works proposed to the access or the land surrounding it. The submitted Design and Access Statement sets out that a benefit of the development would be:

'not requiring an additional drive and maintain the landscape as existing but improved with additional hedging. There is already adequate parking on site next to the Barn and at the top of the drive where it meets Cansiron Lane'.

The Heritage Setting Statement also sets out:

As an annex it is no longer necessary to enact the existing consent to build a separate drive or turning space. The existing provision, with two spaces at the top of the drive, is adequate and reduces the environmental impact of the work considerably'.

After the closing of the consultation period, contact was made with the applicant on 1st May 2025 to ensure that an application had been submitted to Wealden District Council. The agent confirmed that it had been submitted but had not been acknowledged. An extension of time was agreed until 1st August 2025 to allow for the validation matters to be addressed. The agent was contacted again on 30th July 2025 to update the extension of time, but no response was received.

The agent was contacted again on 23rd April 2026 setting out that no correspondence had been received from Wealden District Council confirming that their application had been made valid. As none of the works proposed are to take place on land within Mid Sussex an update was sought by Monday 1st May or the application will be treated as not proceeded with, closing the application. No reply has been received to this email.

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: Caroline Grist