

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1126	Case Officer:	Hamish Evans
Application Type:	Full Application		
Proposal:	Minor external refurbishment works to enhance the appearance of the buildings, consisting of new timber cladding and decorative paint finish to doors, windows and entrance canopy.		
Site:	Precisions Technology Supplies Ltd, 15 And 16 Birches Industrial Estate, East Grinstead, West Sussex, RH19 1XZ, , ,		
Validation Date	6 May 2025	Overall Expiry Date:	30 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Jun 2025
Target Date:	1 Jul 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	30 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1126

**Precisions Technology Supplies Ltd, 15 And 16 Birches Industrial Estate, East Grinstead, West Sussex, RH19 1XZ, ,
Minor external refurbishment works to enhance the appearance of the buildings, consisting of new timber cladding and decorative paint finish to doors, windows and entrance canopy.
Royal London Asset Management**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in respect of this application.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

East Grinstead Town Council

No comment.

INTRODUCTION

The application seeks planning permission for new timber cladding, external painting, replacement window and door frames and replacement entrance canopy at 15 and 16 Birches Industrial Estate, East Grinstead.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

The site is located within the East Grinstead built up area boundary and it is sited within the Birches industrial estate. The site consists of two industrial buildings surrounded by a metal fenced compound. The existing buildings are two-storey in their nature and of a relatively significant scale. Unit 15 and 16 are characterised by grey metal clad and bare brown brick walls, felt roofing and aluminium window and door frames.

The site is accessed off Hill Road located to the east of the site and Willard Way located to the south of the site. Industrial buildings are located to the south, east and west of the site. A wooded area and residential properties are located to the north of the site. The locality consists of an industrial estate and residential development.

APPLICATION DETAILS

The proposal seeks planning permission for the for new timber cladding, external painting, replacement window and door frames and replacement entrance canopy at the two industrial buildings within the site. For Unit 15, the proposal seeks to replace the existing door frames with anthracite grey aluminium frames and replace the existing guttering anthracite grey guttering.

For unit 16m, the proposal seeks to install timber cladding on the existing walls, repaint the existing cladding, window and door frames. It also seeks to instal a new glazed canopy over the existing access

to the building. The proposed canopy measures some 5.4 metres in width, 2.2 metres in depth and a total height of 2.8 metres.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the Mid Sussex District Plan, the Mid Sussex Site Allocations DPD and East Grinstead Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 - Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

East Grinstead Neighbourhood Plan

The East Grinstead Neighbourhood Plan was made on 2nd November 2016.

EG3 - Promoting Good Design

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the policies in the draft District Plan. As such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

ASSESSMENT

Character and Design

Policy DP26 of the Mid Sussex District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'*

A similar ethos is contained within policy EG3 of the East Grinstead Neighbourhood Plan and the Mid Sussex Design Guide SPD.

The proposed works are relatively modest in their nature and the proposed external materials would be similar in appearance and design to existing external materials within the surrounding industrial estate. The proposed canopy is of a modest nature and it would replace an existing canopy of a similar scale and size.

As such the proposed works are considered to address the character and scale of the existing and surrounding buildings and landscapes and is considered to comply with policy DP26 of the Mid Sussex District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Neighbouring Amenities

Policy DP26 in part states that development:

'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

A similar ethos is also found within Policies EG3 of the East Grinstead Neighbourhood Plan. Although Policy EG3 states that proposals should "not harm" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development should not cause significant harm to the amenities of existing

nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

The proposal does not seek to enlarge any existing openings or create any new openings. The proposed works are relatively modest in their nature and they would not seek to increase the size of the existing buildings. The proposed replacement canopy would be of a similar design and scale to the existing canopy. Taking into account the above, and the fact that the site lies within an existing industrial estate, it is considered that there will be any harm to existing residential amenities. As such the proposal complies with above mentioned part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application comprises of development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

CONCLUSION

In conclusion, due to the nature and design of the proposed works they are considered to be acceptable in design terms and will not have a detrimental impact on the character and appearance of the area. The proposal will also not impact on any nearby residential amenities. The proposed development would also be exempt from the Biodiversity Net Gain requirement. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, policy EG3 of the East Grinstead Neighbourhood Plan, the Mid Sussex Design Guide and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans