

BURSTOW PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting of 23rd October 2018 at 7.00pm, at the Centenary Hall, Smallfield

Open Forum: No members of the public attended

Attendance: Chairman Ian Wates, Cllrs Bob Locke, Ashleigh Bolton, Trevor Brock, Ray Holdsworth, Eddie Lord and John Carney

- 1 Apologies received and accepted from Cllrs Hamlet, Bolton and Hale for reasons noted by Council and accepted.
- 3 Declarations: None
- 3 Dispensations: None required
- 4 The minutes of Tuesday 9th October 2018 were signed as a true record of the meeting
- 5 Matters arising – None
- 6 Planning Applications for Consideration
TA/2018/1818/NH – 61 The Cravens, Smallfield
Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.8m
Recommend: No objection, subject to neighbours consultation; Permit

TA/2018/1818 – Melody, Church Road, Burstow
Loft extension (CLOPD)
Recommend: Noted

TA/2018/1981 – Hollesley Farm, Normans Road, Smallfield
Change of use of former piggery into dance studio (Class D2)
Recommend: No objection; Permit

TA/2018/1907 – Malpas, 8 Raleigh Drive, Smallfield
Proposed single storey side and rear extension
Recommend: No objection; Permit

TA/2018/1978 – 38 Orchard Road, Smallfield
4.5m rear extension with flat roof and lantern rooflight
Recommend: No objection, subject to neighbour's consultation; Permit

TA/2018/1955 – Pembray, 116 Redehall Road, Smallfield
Proposed single storey rear/side extension
The Council notes that this address is in the Green Belt, however the scale of the proposal is small, especially in view of previously permitted extensions
Recommend: Permit

Change of use of land to a private gipsy and traveller caravan site consisting of 6 pitches, with each pitch incorporating a mobile home, detached outbuilding (dayroom), touring caravan and 2 car parking spaces.

Planning control in the UK is plan-led. The Guidance (para 20) correctly states that the planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. What is to be taken into account, and is a material consideration in planning decisions, is the policy set out in the Guidance as a whole – it is not the fact that the application is made by a person or persons who is or are within the definition in the Guidance. The Guidance does not say that the gipsy status of applicants for planning permission is the only consideration; it is a material consideration only and needs to be balanced with other material considerations, including not only the provisions of the development plan, but the contents of the Guidance itself.

- This application site is not included in the draft Local Plan for Tandridge. TDC have evaluated a number of G & T sites put forward in the HELLA (SMA 018, DOM 018, SMA 017, SMA 032, SMA 033, SMA 034) which if brought forward would offer an additional 21 pitches in the area. Therefore, sufficient pitches would be available through the Local Plan and this site not be required.
- Premature to predict inadequate supply through the Local Plan when it has not yet been ruled on by an Inspector.
- Settled status – The Gipsy & Traveller Community is considered nomadic. In this application the presence of the mobile home units and the 'day room' (providing dining, cooking, washing and living facilities) are permanent structures and therefore should be considered in the same light as any other application in the Green Belt, and by definition harmful and causing permanent damage to the openness of the Green Belt and should not be permitted
- Un-neighbourly – The NPPG 25 states "*Local planning authorities should very strictly limit new traveler site development in open countryside that is away from the existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of and do not dominate, the nearest settled community, and avoid placing an undue pressure on local infrastructure.*" The application site is a landlocked area with residential gardens adjoining it on the south and west borders and a car bodyworks unit to the east. This site, in our opinion, does not comply with NPPG para 25
- Green Belt consideration – The application site is within the Green Belt. The NPPG very clearly states that any development within the Green Belt is considered inappropriate and thus harmful to the openness of the Green Belt. The NPPG ("*16 Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances*") goes on to clarify that there is no special exemption for Gipsy & Traveller status. The applicant does not, in our opinion, offer any very special circumstances, specific to this site that outweighs harm to the Green Belt
- Site density – the proposed application site would be densely occupied by 6 pitches. This proposal is in our opinion too dense and inappropriate for the geographical setting. Residential gardens, adjoining the application site are of reasonable proportion, consistent with a rural setting; whereas this application proposes modest garden curtilage that is not in keeping.
- Highways access – access to the site is through a narrow land, bordered on both sides by residential gardens. Sight lines are restricted and the road is a 50MPH and near to a traffic light junction. Nearby dwellings highway access is historical and precedes the current scale and speed of Effingham Road. Entrance and egress, of 6 touring caravans and vehicular traffic movements of residents occupying the 6 pitches, would, in our opinion, present a hazard not only to residents living on the application site but also other road users.

- Sustainability – The proposed site is not considered to be in a sustainable location. The NPPG promotes development in sustainable location over and above development in rural, inaccessible, areas Occupants would be forced to travel by private vehicle to access all services such as education, health, shopping, leisure and so would not comply with the NPPG.
- Access to the proposed site is by a private entrance not owned by the applicant. Site plans included within this application appear to include the access as part of the area owned and controlled by the landowner. However, this access is owned by a land management company and it is unclear what rights of access would be conferred upon residents living on the G&T site.
- Flooding – The rear border of the application site is formed, in part, by a waterway. A Flood Zone 3 area is less than 50 yards away. We are concerned that this flood zone would be increased due to water runoff from hard standing in this site.

Recommend: Refuse

7 Decisions and Appeals

TA/2018/1684 – 6 The Woodlands, Smallfield

Two storey side extension and conversion of conservatory into ground floor rear extension

Approved

TA/2018/1655 – Yatley Cottage, Broadbridge Lane, Smallfield

Proposed side, rear infill, and rear dormer extensions **Approved**

- 9 Items of an urgent nature brought to Committees attention for inclusion on a future agenda
HGV operator's licence for 10 vehicles at the former Mushroom Farm , Church Lane. Council considers the single track lane leading to this site to be unsuitable for HGV's. The Clerk has been instructed to lodge the Parish Council's objection to this application. The Clerk was further instructed to write to the applicant clarifying that in the even the HGV license was approved, there was no planning consent in place permitting use of the site.

There being no further business the meeting closed at 8.00pm. The next Planning meeting is scheduled for 7.00pm on Tuesday 13th November 2018.

Signed.....Dated.....