

BURSTOW PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting of 15th September 2020 held over Zoom

Open Forum – No members of the public attended

Attendance: Committee Chairman Debbie Hale, Chairman Ian Wates, Cllrs Ashleigh Bolton, Linda Herwig and Eddie Lord

- 1 No apologies received
- 2 No declarations of interest
- 3 Dispensations – none required
- 4 The minutes of Tuesday 14th July 2020 were agreed as a true record of the meeting and will be signed when the Committee next physically meets.
- 5 Matters arising – None

- 6 Planning Applications for Ratification
TA/20201313 - Land at Triddles Farm, Triddles Farm, Plough Road, Horley RH6 9JN
Demolition of commercial, stable buildings and ancillary residential unit. Erection of 4x 4 bedroom detached dwellings and associated landscaping with parking.
Committee ratified the following comment submitted to the planning authority.

Cllr Herwig proposed that the Committee send an additional comment to Tandridge pointing out that getting consent for agricultural buildings is significantly easier than for residential dwellings in the Green belt and therefore no weight should be given to the demolition of these when determining the application. Seconded by Cllr Wates and carried unanimously.

- 6 Planning Applications for Consideration
TA/2020/1456 – Hollesley Farm, Normans Road, Smallfield RH6 9JJ
Use as stables/barn etc. in connection with equestrian activities. The whole site. (Certificate of Lawfulness for an Existing Use)
Recommend: **Noted**

TA/2020/1809/Cond5 - Land West of Grasslands, Cooper Close, Smallfield, RH6 9NT
Discharge of condition 9 (Flood resilience and resistance measures) of Appeal Decision 2014/1809 dd 5/02/2016 (Erection of up to 51 dwellings. access only (outline))
Council discussed this application, noting that the developer has commenced work unlawfully as when consent was given upon appeal by the Planning Inspector, no work was to take place until a suitable flood mitigation proposal was approved by the planning authority. The applicant has already had one application refused on the recommendation of the Environment Agency.
Concerns have been raised by adjoining residential properties suggesting that the dwellings are being built at a greater height than was approved by the planning authority, rendering and flood mitigation proposals unsound. Until there is an investigation to determine if the approved height of 600mm has been breached no approval should be given.
In addition, there is no provision within the proposal to address flood concerns of neighbouring residential properties. The Council suggests that a soakaway or drainage ditch be created where the development land abuts the fenceline.
Recommend: **Refuse**

TA/2020/1472 - Land to the South of Keepers Cottage, Copthorne, Horley RH6 9RR
Demolition of existing buildings. Erection of a single storey dwelling
This site is located within the Green Belt
Recommend: **Refuse**

TA/2020/1466 - Rear of Four Oaks, Chapel Road, Smallfield RH6 9NW
Variation of condition 3 of application reference TA/2012/1706 to allow for repair and restoration of vehicles and retail ancillary to that use (Change of use from class b1/b8 to class b2 for bath restoration and associated sales purposes (retrospective)
This site is sited within the larger settlement of Smallfield, surrounded by residential properties. The Parish Council is concerned that there would be undue noise causing a negative impact and hampering residents right to quiet enjoyment within their home and that activities such as panel beating and car spraying are better suited to an industrial area.
Recommend: **Refuse**

TA/2020/1453 - Marholm, Chapel Road, Smallfield RH6 9NL
Erection of a 2 storey side/infill extension
Recommend: **Approve**

TA/2020/1427 - 3&4 Dowlands Bungalows and Rough Beech Barn, Downands Lane, Smallfield, RH6 9SD
Demolition of existing bungalows 3 & 4. Erection of office building (Class B1). Formation of associated gardens, landscaping, office car parking area and pedestrian access.
In 2016, under pp ref 2016/1278, a CLoPD was granted for the erection of single storey extensions to west and east elevations. Save for some trenches dug in proximity to potential foundations, no further work has taken place and, in this Council's opinion, this consent should now be considered spent as there has been no attempt to implement it.
In 2018, under pp 2017/2581, consent was given for change of use from residential dwellinghouse to office (Class B1). As far as this council is aware, 3 & 4 The Bungalows has never been occupied and used for office purposes. DP13 does allow for the replacement of a building within the Green Belt provided it is the same use as the building it is replacing. We would argue that DP13 should not be considered relevant for the purpose of this application as this building has only ever been occupied as a residential home and the consent for Class B1 use has never been lawfully implemented.
We believe that this proposal should be refused and the applicant required to apply for full planning permission to erect a new building in the Green Belt
Recommend: **Refuse**

TA/2020/1483 - Kerlyn Farm, Dowlands Lane, Copthorne RH10 3HX
Erection of a purpose designed office building with ancillary storage/packing areas on part of the sand school and paddock area to the northern end of the Kerlyn Farm site. The building will be used as a high quality office environment (falling within B1
This site is located within the Green Belt. The applicant states that it is a family business but they wish to have greater space between the office and residential building to facilitate retirement yet there is no plan to decommission the existing office space. By definition and development within the Green Belt causes permanent harm to the openness of the Green Belt. Only very special circumstance can outweigh this harm and the Committee does not consider this application provides and such circumstance.
Recommend: **Refuse**

- 7 Decisions and Appeals
- TA/2020/1099 – Bridge Wood, Church Lane, Burstow
Use of land and buildings as a dwellinghouse within Class C3 **CLoPD Granted**
- TA/2020/1086 – Bluebell Cottage, Chapel road, Smallfield
Demolition of existing outbuilding, erection of single storey rear and side extensions, erection of double garage with garden room **Refused**
- TA/2020/1077 - Land West of Grasslands, Coopers Close, Smallfield
Display of 1 x non illuminated free-standing sales sign board relating to the development site **Refused**
- TA/2020/1071 – 6 Woodside Crescent, Smallfield

Erection of single storey side and rear 'wrap-around' extension **Approved**

TA/2017/2292/Cond2 – Bridgeham Farm, Broadbridge Lane, Smallfield

Details pursuant to Condition 11 (renewable) attached to pp 2017/2292 for the conversion of coach house to residential use and redevelopment of stables and outbuildings to provide 2 cottages **Approved**

TA/2020/897 – 16 The Cravens, Smallfield

Erection of side extension **Approved**

TA/2020/865 – Yateley Cottage, Broadbridge Lane, Smallfield

Demolition of existing double garage and erection of new double garage and gym rooms **Refused**

TA/2020/508 – Allingham Farm, Copthorne

Demolition of seven outbuildings and conversion of the remainder of the outbuildings into four single storey dwellinghouses with associated garden areas and parking **Refused**

- 8 Items of an urgent nature brought to Committees attention for inclusion on a future agenda
Cllr Herwig reported that there is speculation in the Village that an application to convert the Plough pub to residential. Plus build an additional 30 dwellings on the site is potentially to be submitted. Some other Councillors have also heard the rumours but no official notice has been issued.

There being no further business the meeting closed at 19.25. The next planning meeting is scheduled for Tuesday 6th October 2020 at 6.30pm

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