

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 645pm on Tuesday 13th December 2022 at the Centenary Hall, Wheelers Lane, Smallfield

Present – Debbie Hale (Chair), Ian Wates, Bob Locke, Linda Herwig and Ashleigh Bolton

1. Apologies received from Cllr Dodman for reasons noted and accepted by Committee.
2. No declarations of interest and no dispensations required.
3. The minutes of Tuesday 22nd November 2022 were signed as a true record of the meeting.
4. No matters arising
5. **Planning application for consideration**
2022/1300 – Redcot, Weatherhill Common, Smallfield
Proposed demolition of existing house and outbuildings and construction of a new chalet bungalow
The applicant states they have taken pre-application advice from Tandridge. This advice seems to indicate that the principle of demolishing and re-building dwellings is generally considered acceptable. However, very special circumstances still apply and the risk of permanent harm to the openness of the Green Belt remains a threat so any proposals must be carefully managed.
This proposal advocates the demolition of the existing dwelling and a new dwelling created nearer to the northern boundary of the site. The street scene comprises of a small row of dwellings that are staggered; with alternative dwellings being either located toward the front or rear of their property. Thus, creating the perception of open space and each property enjoys a degree of privacy.
Heating – the applicant proposes to use an air source heat pump; which while being a sustainable source of energy does generate noise. Building a new dwelling closer to the surrounding neighbours will increase the negative impact and harm to them. Council considers any proposal to create a new dwelling further forward would have a harmful effect on the amenity of neighbouring properties and, by virtue of a number of dwellings being closer to each other, would have a detrimental impact on the openness of the Green Belt.
The applicant cites the current poor construction of the dwelling as being very special circumstances that would outweigh the harm caused but Council would argue that the property was recently bought and so the applicant would have been aware of the shortcomings at time of purchase. Therefore, this should not be considered a ‘special’ circumstance.
The property, as it stands, comprises a dwelling and a number of outbuildings, with the dwelling being 357 cubic metres. The applicant offers to offset the doubling of the size of the dwelling from 357 to 644 by removing existing outbuilding. Council considers the outbuilding to be commensurate with a typical rural living and that their removal, combined with the construction of a larger single unit, would cause significant harm to the openness of the Green Belt. There is also the concern that once demolished, the applicant will realise that outbuildings are required and would look to create new ones thus negating the proposition to demolish existing.
There is an existing septic tank on site for waste water disposal. In the past. The Parish Council was informed that the tank was old and damaged and leaking effluent into the nearby watercourse. Should the Planning Authority be minded to give consent this, along with other matters could be contained through a number of planning conditions, e.g. a sewage treatment plant and evidence of annual servicing

Recommend: Refuse

If planning consent is granted the Parish Council request the following conditions be attached to said consent

- 1) Immediate replacement of the damaged septic tank with a digester system. Then only clean water will be discharged, minimising pollution
- 2) All permitted development rights to be removed so no extensions or new outbuildings/garages/extensions can be added to ensure the build volume never exceeds what is there now
- 3) To ensure the dwelling is a 'lifetime' home require the applicant to install a through the floor life as part of the dwelling construction.
- 4) Noise mitigation to ensure the air source heat pump does not impact upon neighbouring properties.
- 5) No caravans or chalets to be allowed remain on site for greater than 21 days
- 6) Full planning consent to be required before removing/pruning any trees on site as the owner has removed a significant number already.

2022/1211 - Burstow Park Riding Centre, Antlands Lane, Shipley Bridge

Erection of residential swimming pool and pool room (Retrospective)

The Parish Council has previously recommended consent for the swimming pool be refused (2020/1756) and there is no new information that lends the Council to change its recommendation.

Recommend: Refuse

2022/1243 - Alwyn, Green Lane, Shipley Bridge

The digging of four trenches to contain foundations at each corner of the proposed double garage, relating to App 92/P/356 concerning the erection of a detached double garage with games/playroom over (CluED)

Recommend: As the three years since original consent has long since passed the Planning Committee recommends a full planning application be required.

6. Decisions and Appeals

2022/662 – 28 Orchard Road, Smallfield

Erection of hip to gable 1 x front and 2 x rear dormers *Granted*

7. Council noted that Landform has carried out a leaflet drop to residents alerting them to a pending application for 120 dwellings on land at Plough Road.

There being no further business, the meeting closed at 7.00pm. The next meeting is scheduled for Tuesday 10th January 2023 between 6 and 7pm. The time will be confirmed nearer to the date.

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