

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 645pm on Tuesday 24th January 2023 at the Centenary Hall, Wheelers Lane, Smallfield

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

1. Apologies received from Cllr Dodman for reasons noted and accepted by Committee. In the absence of the Committee Chair, Cllr Wates chaired the meeting
2. No declarations of interest and no dispensations required.
3. The minutes of 10th January 2023 were signed as a true record of the meeting.
4. No matters arising
5. Planning application for consideration
2022/1305 – 15 Gorse Drive, Smallfield
Erection of brick wall in place of garage door to front elevation in association with conversion of existing garage to habitable accommodation. No objection
Recommend: Approve

2022/1356 – Arabian Lodge, Effingham Road, Copthorne
Erection of outdoor arena and three timber stables.

Recommend:

2022/1519 – The Tarning Wheel, Effingham Road, Copthorne
Demolition of 5 existing structures. Replacement of workshop building.

Recommend:

2022/1657/EIA – Development Site at 532253 143328, Plough Road, Smallfield
Please refer to screening issue letter

2022/1502 – 78 The Cravens, Smallfield

Erection of detached garage in association with hardstanding and new access from Weatherhill Road (Certificate of Lawfulness for a Proposed Development).

Recommend:

2022/1359 – Silver Birches, Effingham Road, Burstow
Erection of outbuilding (Retrospective)

The site is located within the Green Belt. However, the siting of the log cabin is in the rear garden of the property and there is existing dwellings and outbuildings surrounding the site. It is difficult to see how a single storey cabin, on a concrete pad, can add further harm to the openness of the Green Belt.
Recommend: approve but remind applicant it is important to get planning consent before any work is carried out.

2022/1044 – Wat Sri Intra Atula, Copthorne Bank

Removal of marquee. Construction of Thai Buddhist Temple.

The applicant submits plans of the marquee, claiming it is 'existing'. The Parish Council is of the opinion that the existing status is open Green Belt area as the marquee is a temporary canvas structure with no permanent fixings. Therefore, this application should focus on the question of whether it is appropriate to construct a new large permanent structure and whether it will cause harm to the openness of the Green Belt. The Council is of the opinion that it will be clearly visible from the roadside and adjoining green areas and that yes, it will cause permanent harm by its presence. There are existing rural outbuilding along the street scene, barns, stables and other countryside pursuits in keeping with the area. The proposed temple would not blend in with these other buildings causing further harm.

No very special circumstances are offered that would outweigh the harm caused.

Parking – Currently the marquee is used on a temporary basis and parking by visitors tends to be in a nearby field. At these times it does cause problems by the large volume of traffic and entering and leaving the highway. A permanent structure would lead to more frequent traffic problems as there is no public transport readily available.

Recommend: Refuse

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.....