

BURSTOW PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting of 24th November 2020, held at the Centenary Hall, Wheelers Lane, Smallfield

Open Forum – Mr Warner submitted a statement to the Clerk, registering his objection to TA/2020/1856, on ground of parking problems, out of keeping with the street scene, loss of privacy to neighbouring properties and potential harm to listed buildings

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

- 1 Apologies received and accepted by Committee from Cllr Brock.
- 2 No declarations of interest
- 3 Dispensations – none required
- 4 The minutes of Tuesday 6th October 2020 were agreed as a true record of the meeting.
- 5 Matters arising – None
- 6 Planning Applications for Consideration
TA/2020/1856 – Southridge & Weatherhill Works, Hathersham Close, Smallfield
Demolition of the existing buildings on site; Erection of a two storey building with accommodation in the roofspace comprising of 3x one bedroom and 2x two bedroom flats and erection of 4x two bedroom terraced dwellings. Provisions of associated parking, landscaping and amenity areas.
The application site is set within the confines of the larger rural settlement of Smallfield, on previously developed land. Therefore, no Green Belt restrictions apply. Notwithstanding this however, the Parish Council has a number of concerns regarding the proposal.
CPS19 indicates a housing density of 30 – 40 dwellings per hectare and this application proposes a density of 65 dwellings per hectare. Hathersham Lane is a small unclassified road, with housing along one side, with the other side being an open field having a view onto the M23. The existing dwellings are a mix of predominantly bungalows, two listed buildings, some small, two-storey cottages and the occasional two-storey house. Most of the properties sit on relatively large individual plots of land. The rear of the site backs on to Charlottes Grove; which is a development of bungalows (none of which have habitable accommodation in the roof space), again sited on individual plots.
The applicant proposes demolition of an existing dormer bungalow and workshop and replacing with 9 dwellings. In our opinion this is overdevelopment and the density proposed is far too intense for the location. The two storey block of terrace housing to the rear of the site is completely out of keeping with the street scene and will have a detrimental impact on the nearby listed buildings. In our opinion to replace a bungalow with a three-storey building will have a detrimental impact on the privacy of nearby residential dwellings, and will have an overbearing impact on the street. There is only one property on the road with a dormer in the roof space.
The applicant proposes a maximum of 12 parking spaces despite the requirement of between 15 and 20 spaces being needed to meet the Tandridge parking standards. It is claimed that additional parking demand could be easily met through on-street parking. We dispute this assertion. The number of dropped kerbs significantly decreases the potential for on-street parking and anecdotal statements from existing residents indicates that there is no room for more vehicles to park on the lane. Hathersham Lane provides access to the motorway works and allows for emergency vehicles to access and egress the M23. We do not consider this safe access could be guaranteed should the demand for street parking be increased.
As stated by the applicant, the site is located mostly in Flood Zone 3b. Where possible it is recommended that residential development in flood prone areas be avoided. If unavoidable, flood

mitigation is required. The applicant states that the bottom edge of the building slabs will sit no lower than the 1 in 100 flood level and finished floor levels will sit no lower than 300mm above the 1 in 100 flood level. This will significantly raise the height of any buildings, further impacting on the privacy of nearby properties. There is no provision for a flood attenuation storage area.

In summary, Burstow Parish Council objects to this application on ground of loss of privacy to existing property, lack of parking, out of keeping with the area, density to intense and potential risk to blocking emergency access to the motorway.

Recommend: Refuse

TA/2020/1756 – Burstow Park Riding Centre, Antlands Lane, Shipley Bridge

Erection of swimming pool enclosure with changing/shower room and plant room to be used for swimming lessons and by the occupants (Retrospective).

No objection

Recommend: Approve

TA/2020/1742 – Newlands, 127 Redehall Road, Smallfield

Erection of detached outbuilding. (Certificate of Lawfulness for Proposed Use or Development)

This application is within the Green Belt. By definition any development within the Green belt causes harm and should not be permitted, unless very special circumstances outweigh this harm. The applicant seeks consent to erect an outbuilding, not much smaller than the existing house, to the rear of the property. No 'very special circumstances' are provided.

Recommend: Refuse

TA/2020/1813 – Covertside, 73 Redehall Road, Smallfield

Erection of single storey detached outbuilding. (Certificate of Lawfulness for Proposed Use or Development)

This application is within the Green Belt. By definition any development within the Green belt causes harm and should not be permitted, unless very special circumstances outweigh this harm. The applicant seeks consent to erect an outbuilding, roughly 50% smaller than the existing house, to the rear of the property. There are existing outbuildings on the site. No 'very special circumstances' are provided.

Recommend: Refuse

TA/2020/1849 - Jaxsland Farm, East Hill Lane, Copthorne RH10 3JA

The structure at Jaxsland Farm is a Permanent C3: Dwellinghouse (Certificate of Lawfulness for Existing Use or Development)

Recommend: Noted

TA/2020/1815 - Vanderel, 83 Redehall Road, Smallfield RH6 9QA

Erection of mobile home of up to 3 bedrooms with provision of domestic water, provision from house and drainage included, if required, a small sewage treatment system.

This application is within the Green Belt. By definition any development within the Green belt causes harm and should not be permitted, unless very special circumstances outweigh this harm. Whilst the applicant has stated the use of the mobile home will be limited to providing support to the resident living in the property, no timeframe is offered nor a statement that the mobile home will be removed after a specified number of years.

Recommend: Refuse

Erection of single storey side extension, front porch extension and replacement garage **Approved**

TA/2020/1472 – Development Site at Keepers Corner, Burstow

Demolition of existing buildings; erection of a single storey dwelling **Approved**

TA/2020/1456 – Hollesley Farm, Normans Road, Smallfield

Use of barn/stable for non-agricultural storage (CLuED) **Granted**

TA/2020/1427 – 3 & 4 Dowlands Bungalows and Rough Beech Barn, Dowlands Lane, Smallfield

Demolition of existing bungalows 3&4; erection of office building (Class B1); formation of associated gardens, landscaping, office car parking and pedestrian access **Refused**

TA/2020/1439 – Burstow Barn, Bakers Farm, Smallfield

Alterations to existing flue (CLoPD) **Granted**

APP/M3645/W/19/3243231 – Dowlands Park, Plough Road, Smallfield

Outline application for 88 affordable dwellings **Dismissed**

- 8 Items of an urgent nature brought to Committees attention for inclusion on a future agenda
A discussion took place among Councillors regarding the current renovations taking place at a shop on the parade. There is concern that parking problems will be exacerbated should the new business offer 'eat in' services.

There being no further business the meeting closed at 19.45. The next planning meeting is scheduled for Tuesday 8th December 2020

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