

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.15pm on Tuesday 28th February 2023
at the Centenary Hall, Wheelers Lane, Smallfield

Two members of the public attended. One asked questions about flooding and mitigation proposals.

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

1. No apologies
2. No declarations of interest and no dispensations required.
3. The minutes of 14th February 2023 were signed as a true record of the meeting.
4. No matters arising
5. Planning application for consideration
2022/1658- Development Site at 532253 143328, Plough Road, Smallfield
Development of up to 120 residential dwellings with associated infrastructure, open space and vehicular and pedestrian access, with additional engineering works to provide for flood relief. (Outline application with all matters reserved saved for access) (Amended description).
The Planning Committee is aware that this site is included in the Burstow draft Neighbourhood Plan as a suitable site for development. So Committee recommends its approval subject to some conditions. The Council would like to see a programme of maintenance of the flood defences/mitigations for the lifetime of the housing enshrined as a planning condition. Furthermore, Committee wants to understand traffic flows and congestion by the Plough Road/Meadow View junction and see what plans are in place to ensure the junction will be safe to all and keep traffic as free flowing as possible.
Recommend: Approve

2019/610/Cond2 – Partridge Stud, Effingham Lane, Copthorne
Discharge of condition 8 (Fast Charge Socket) on planning reference 2019/610 (Erection of three x two-storey, 4-bed dwellings and 1 x 3-bed bungalow with associated parking and landscaping following demolition of existing buildings at Partridge Stud, Effingham Lane, Copthorne RH10 3HP)
Recommend: Noted

2023/186 – Bungalows ½ & ¾ Dowlands Lane, Smallfield
Demolition of 1/2 & 3/4 Dowlands Bungalows and erection of 4 no. replacement 2-bedroom bungalows (Outline planning with all matters reserved)
Committee is aware there is a strong possibility that these dwellings are full of asbestos and were erected hastily post war to provide housing. The quality of the build is doubtful and so Committee has no objection to the idea of replacing these dwellings with modern, energy efficient, eco homes.
Recommend: Approve subject to the following conditions
a) There must be no building beyond what is currently permitted in planning
b) No garden or parking will be allowed on to or encroach on what is currently agricultural land
c) All permitted development rights are revoked

2023/115 – Woodlands, Weatherhill Common, Smallfield

Variation of Condition 3 (Number of caravans) of planning permission ref: 2020/1186 (Change of use of land for the stationing of caravans for residential purposes) to allow for a second static caravan. The Planning Committee is aware that this site and the next-door but one site are owned by the same person. It has been reported by members of the public that the applicant has made multiple threats to the safety and wellbeing of nearby residents and that there is police involvement. The applicant is also 'known' to the police and so these threats are being taken very seriously. Previous residents have also informed the Parish Council that the applicant has stated he intends to fill both this site and the other one with caravans to house members of the gipsy and traveller community regardless of what planning consent is required.

Previous residents have also alleged that the current waste water discharge from Woodlands is unlawful and therefore no additional caravans should be permitted until the management of effluent is clearly understood and legal.

The site is within the Green Belt and on what was previously common land. Significant amounts of vegetation and trees have been cleared from both this site and Redcot and so the visual impact of another caravan would be significant and cause real harm to the openness of the Green Belt. In our opinion no very special circumstances have been presented that would outweigh the harm caused.

Recommend: Refuse, ensuring applicant is fully aware that planning consent is required before bringing any additional caravans onto the site and that enforcement action will be taken should he choose to ignore this.

2023/49 – The Squash House, 128 Redehall Road, Smallfield

Conversion of one barn to a two-bed dwellinghouse and one stable to a one-bed dwellinghouse.

This site is located within the Green Belt. Provided the dwellings do not extend beyond the existing footprint the Committee has no objection.

Recommend: Approve

2022/1557 – 5 Kings Mead, Smallfield

Erection of part single/part two storey side and rear extension.

No comment. The applicant is a member of the Parish Council. Committee noted the site is within the built up area of Smallfield and, provided it is within keeping of its surroundings, the Committee would not have objected to this application.

2022/1538 – The Depot, Redehall road, Smallfield

Erection of detached dwelling with attached garage

Recommend: Approve

2022/1539 – The Drake, Green Lane, Shipley Bridge

Erection of new 1.5 storey detached dwelling on the land to the side of The Drake, Shipley Bridge, RH6 9TJ

Recommend: Approve

6. Decisions and Appeals

2022/984 – Hawthorn Cottage, Effingham Road, Burstow

Erection of a two-storey side extension *Approved*

2022/816 – 1 Woodland Cottages, Chapel Road, Smallfield

Erection of rear dormer window in association with conversion to habitable accommodation
Approved

2022/1136 – 49 Park Road, Smallfield

Erection of single storey side and rear extensions. Erection of outbuilding. (Certificate of Lawfulness for a Proposed Use or Development). *Granted*

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

2022/942 – The Garden House, The Hollies, East Hill Lane, Copthorne
Erection of single storey front extension and changes to fenestration. *Withdrawn*

7. No agenda items noted

There being no further business, the meeting closed at 18.50. The next meeting is scheduled for Tuesday 14th March 2023. The time will be confirmed nearer to the date.

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

DRAFT