

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.45pm on Tuesday 27th June 2023 at the Centenary Hall, Wheelers Lane, Smallfield

No members of the public attended

Present – Cllrs Debbie Hale, Bob Locke, Ashleigh Bolton, Cat Dodman, and Linda Herwig. Cllr Morris was also present via Zoom

1. Apologies received from Cllr Bush and accepted by Committee.
2. No declarations of interest and no dispensations required.
3. The minutes of 13th June 2023 were signed as an accurate record of the meeting
4. Matters arising – None
5. Planning application for consideration
2023/546 - Paddock 4, Smallfield Manor Estate, Cogmans Lane, Smallfield
Erection of horse stables with access and consisting of four loose boxes and one tack room.
The comment on this application will be ratified at the next Council meeting on Tuesday 11th July 2023.
This site is within the Green Belt; with the entrance to the property in the Burstow area and the proposed location of the structure in Horne parish. Within planning, equestrian pursuits are considered as part and parcel of living in a rural area. However, as with any application, careful consideration must be given to the harm development of any kind causes to the openness of the Green Belt and applicants are required to demonstrate very special circumstances that will outweigh the harm caused.
A previous application (2004/1536) was refused on appeal. That application included a proposal for 6 stables, a tack room and a hay loft among other things. The Planning Inspector accepted the district council's expert opinion that the site was too small to support any more than three horses.
The applicant seeks approval to construct a brick/concrete linear structure that would create four stables and a fifth area to serve as a tack room, totalling 83.5 square metres approximately. There are no windows detailed in the accompanying drawings and we assume light for the tack room would be through an open doorway. There is no mains water provision on the site that we are aware of and no details are given as to whether the access would require a hard surface to allow vehicles to travel from the roadside entrance to the proposed stables; which are to be located to the rear of paddock 4. Visually the proposed building would be visible from the roadside entrance and would be very obviously be a manmade structure, with hard lines breaking up the openness of the Green Belt and causing permanent harm. There are no accompanying documents that aim to offer very special circumstances that would outweigh the harm created to the Green Belt.

Recommend: Refuse

2023/587 – Burstow Lodge Business Centre, Rookery Lane, Smallfield

Permission to include the Car Sales (Sui Generis) use to the site in combination with the existing approved uses

Retrospective consent was granted in 2022 (2021/1104) for the retention of secure fencing and gates, etc. As part of that application the design and access statement says the proposed use would generate limited traffic movements and so the small lane leading to the site would be adequate. The applicant now asks for permission to allow for the storage and sale of 40 to 45 cars and employ up to 4 people at any one time. Council is of the opinion that the lane is inadequate in both foundations and size to accommodate the significant increase in traffic this operation would generate. No details are given as to how the sale vehicles will arrive onto the site and there are concerns as to how a vehicle transport lorry would navigate the narrow and bendy single width track. Equally no details are offered suggesting the number of customer journeys that would be generated each day on a single width lane.

The proposed site, whilst adjacent to a commercial building containing a small number of units, is not served by public transport to both employees and visitors/customers would be reliant on private vehicle to travel to and from the business and does not meet current sustainable transport policy.

Currently the site does not contain any welfare buildings and so there is no shelter, toilet or dining facilities available for customers and, more importantly, the 4 staff members who would be required to work there. Council would be concerned that either staff would be required to work in inappropriate working conditions or that a subsequent application would be submitted for buildings/structures offering welfare spaces would be made.

Recommend: Refuse

6. Decisions and Appeals

2022/1538 – The Depot, Redehall Road, Smallfield

Erection of detached dwelling with attached garage *Granted*

2022/946 – Rear of Four Oaks, Chapel Road, Smallfield

Variation of Condition 3 (class use) of planning permission ref: 2012/1706 (Change of use from class b1/b8 to class b2 for bath restoration and associated sales purposes (retrospective)) to allow for vehicle sprayer to replace the bath restorer. *Approved*

2023/332 – 25 Toronto Drive, Smallfield

Demolition of existing lean-to shed. Erection of single storey side extension with pitched roof. *Approved*

2023/455 – The Garden House, The Hollies, East Hill Lane, Copthorne

Part retrospective permission for a replacement dwelling *Granted*

7. No agenda items noted

There being no further business, the meeting closed at 19.00. The next meeting is scheduled for Tuesday 11th July 2023. The time will be confirmed nearer to the date. All Councillors attending via Zoom do not vote.

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