

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.45pm on Tuesday 11th July 2023 at the Centenary Hall, Wheelers Lane, Smallfield

No members of the public attended

Present –Cllrs Debbie Hale, Bob Locke, Cat Dodman, Linda Herwig and Nick Bush.

1. Apologies received from Cllrs Bolton and Morris and accepted by Committee.
2. No declarations of interest and no dispensations required.
3. The minutes of 27th June 2023 were signed as an accurate record of the meeting
4. Matters arising – None
5. Planning Applications for Ratification
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

6. Planning application for consideration

2023/807 - Redcot, Weatherhill Common, Smallfield

Variation of condition 2 (Approved Plans) of permission 2022/1300 dated 20/01/2023 to replace Velux rooflight to first floor family bathroom with a dormer.

An application to demolish original house and construct a new chalet bungalow was approved in January of this year (2022/1300). Condition 2 of the application requires construction to be carried out in accordance with the approved drawings. The site is located within the Green Belt and the officer report felt that the proposal would create no greater harm to the Green Belt and also would not cause harm to neighbouring residential amenity. The new dwelling is substantially (80%) larger than the one it is replacing; though this is balanced somewhat by the removal of all the outbuildings). There are also two static caravans on the site with no planning consent. Within that application the officer carefully considers the residential amenity and impact upon neighbouring properties. The officer concludes that, though the new dwelling is closer to the neighbour a 25m separation remains. Also, with regard to privacy, the officer considers the location of any new windows and decides that due to their location there is no negative impact on the neighbouring dwelling.

Application 2023/807 seeks to amend the original plan to allow a dormer window instead of the agreed velux to the side of the dwelling. In Council's opinion this does not accord with Policy CSP18 and would result in an adverse impact and cause harm to the residential amenity of the neighbouring property.

Recommend: Refuse

2023/686 – 4 Baker Drive, Smallfield

Erection of two bay car port.

The applicant looks to build over the existing driveway and create a large, 2-car, peaked roof 'carriage house', with timber walls on three sides. The original site, Gonville works' gained consent under TA/2013/1818 to demolish the works and erect 4 dwellings in the Green Belt. The development did not include covered parking for any of the approved houses, in part to reduce the harm to the openness of the Green Belt.

This proposal would create a large, prominent building that would cause significant harm to the openness of the Green Belt and the applicant offers no explanation detailing 'special circumstances' that could then be considered and weighed against the harm caused.

The structure is out of keeping with the existing street scene; which is one of modest sized properties, each with driveway parking. This structure would have a negative impact, making the site look cramped and cluttered and is also dislocated from the dwelling.

Comments from neighbours highlights concerns regarding loss of amenity and overshadowing from the structure into their rear garden.

For reasons of harm to the Green belt, scale of proposal, loss of neighbouring amenity and not in keeping with the street scene Committee recommends this application be refused

Recommend: Refuse

2020/1186/NMA1 – Woodlands, Weatherhill Common, Smallfield

Minor amendment to siting of approved turning head

To be listed at next meeting due to public comments.

2023/734/NH – 11 Broadbridge Lane, Smallfield

Erection of additional storey over main dwelling. (Notification of enlargement of a dwelling house by construction of additional storeys under Schedule 2 Part 1, Class AA).

Recommend: Drawings appear to indicate the proposed height increase is greater than 3.5m. Therefore, a full planning application should be required.

2023/579 – 17 Raleigh Drive, Smallfield

Conversion of existing conservatory into rear extension with flat roof and skylight.

Recommend: Approve

2023/539 – 13 Field Walk, Smallfield

Demolition of the existing conservatory and erection of a single storey rear extension

Recommend: Approve

6. Decisions and Appeals

2023/386 – 49 Park Road, Smallfield

Erection of single storey front and side extensions, render finish to existing/proposed exterior wall and installation of 2 Roof lights to existing front roof slope. *Granted*

2023/434 – 67 The Cravens, Smallfield

Erection of single storey rear extension with lantern roof light. Changes to fenestration including installation/removal of windows and doors. *Approved*

2022/573 – 40 Weatherhill Road, Smallfield

Formation of vehicle crossover *Approved*

2022/1356 – Arabian Lodge, Effingham Lane, Copthorne

Erection of outdoor arena and three timber stables. *Granted*

2022/1472 – Car Park, The Tarning Wheel, Effingham Road, Copthorne

Removal of engineered earth bund. Creation of a private access for the purposes of airport car parking. Installation of gates. *Approved*

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. Additional ecology received 23.05.23 and SUDS report received 25.05.23. *Refused*

2022/909 – Little Horseshoe, Effingham Lane, Copthorne

Retention of part of existing hardstanding. Landscaping of boundaries of hardstanding and planting of fruit orchard (Retrospective) *Refused*

7. No agenda items noted

There being no further business, the meeting closed at 19.00. The next meeting is scheduled for Tuesday 25th July 2023. The time will be confirmed nearer to the date. All Councillors attending via Zoom do not vote.

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