

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.45pm on Tuesday 25th July 2023 at the Centenary Hall, Wheelers Lane, Smallfield

No members of the public attended

Present –Cllrs Debbie Hale, Bob Locke, Donna Morris, Linda Herwig and Nick Bush.

1. Apologies received from Cllrs Bolton and Dodman and accepted by Committee.
2. No declarations of interest and no dispensations required.
3. The minutes of 11th July 2023 were signed as an accurate record of the meeting
4. Matters arising – None
5. Planning application for consideration

2023/800/NH – Long Acre, 118 Redehall Road, Smallfield

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5 metres, for which the maximum height would be 2.78 metres, and for which the height of the eaves would be 2.45 metres (Notification of a Proposed Larger Home extension) *Legal determination*

The Committee wonders whether the size of the proposed extension takes the total footprint to greater than is allowed under permitted development rights.

Recommend: Check if the total increase meets requirements

2023/835 – Land South of Church Lane, also known as North End Paddock, Burstow, RH6 9TC

Importation, deposit and engineering of inert waste material to land for the purposes of restoring an equestrian paddock. Erection of a stable block and provision of new track. (Consultation from Surrey County Council)

The Committee has been informed by a number of people that the owner of the site has been approaching neighbouring properties stating that he intends to use the land as a Gipsy and Traveller site. He has also asked neighbouring properties for consent to ‘take a feed’ from their water and electrical supplies. The Planning Committee also queries how checks will be made to ensure any material is indeed ‘inert’ and not contaminated. There is significant concern that increasing the ground level could cause flooding to adjoining land. In similar applications such as TA/2017/1576 the surrounding road network was not surveyed

prior to work starting and the vehicle traffic to the site caused huge damage to Bones Lane that needed to be repaired at County's expense.

Should SCC be minded to grant consent the Planning Committee requests the following conditions be attached:

- 1 – A road survey is carried out at the applicant's expense before any work is started
- 2 – Any damage to the highway is repaired at the applicant's expense
- 3 – A specific route to and from the site is proscribed, restricting vehicular traffic to only travelling along the Balcombe Road, along Antlands Lane east, Peeks Brook Lane and Church Lane East. No HGV's to be permitted on Green Lane
- 4 - Regular testing of imported material to ensure it is safe.
- 5 – No habitable accommodation permitted including touring and static caravans.

Recommend: Refuse

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 Parish Council and its Planning Committee do support this application. It is included as a preferred site in the Burstow Draft Neighbourhood Plan and development would bring significant flood relief benefits to existing residents. However, Council also notes the large number of concerns raised by nearby residents regarding increased traffic along Meadow View. Therefore, we would ask that consideration is given towards creating a separate entrance from Plough Road to the new development.

Recommend: Allow

2023/795 – 32 Orchard Road, Smallfield

Erection of hip to gable in association with conversion of loft space to habitable accommodation including two front dormers and one rear dormer.

Recommend: Allow

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

Minor amendment to siting of approved turning head

Committee notes this application has been withdrawn

2023/806 – Alwyn, Green Lane, Shipley Bridge

The erection of a single storey flat roofed rear extension, along with a pitched roof over a flat roofed rear extension.

The site is located within the Green Belt. However, due to its proximity to the M23 and the large plot site Committee does not think that allowing this application will cause any further harm to the openness of the Green Belt

Recommend: Allow

6. Decisions and Appeals

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

Minor amendment to siting of approved turning head *Withdrawn*

2023/43 – Woodbridge, Chapel Road, Smallfield

Change of use from meditation centre to shop (A1 now Class E) (retrospective). Erection of single storey rear extension and external staircase. Flood Risk Assessment received 13.06.23

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*

40 Weatherhill Road, Smallfield

Formation of vehicle crossover *Approved*

7. No agenda items noted

There being no further business, the meeting closed at 19.16. The next meeting is scheduled for Tuesday 12th September 2023. The time will be confirmed nearer to the date. Any Councillors attending via Zoom do not vote.

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