

# BURSTOW PARISH COUNCIL

## Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.45pm on Tuesday 12th September 2023 at the Centenary Hall, Wheelers Lane, Smallfield

Two members of the public attended

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

- 1 Apologies received from Cllrs Bush, Dodman and Morris and accepted by Committee.
- 2 No declarations of interest and no dispensations required.
- 3 The minutes of 25th July 2023 were signed as an accurate record of the meeting
- 4 Matters arising – None
- 5 Planning application for consideration

2023/954 - Land at Hathersham Lane, Smallfield

Change of use from mixed-use agricultural and horticultural storage and supplies with storage of scaffolding to an aggregate recycling facility, including the importation and processing of Construction, Demolition and Excavation waste, the extension of one soil storage warehouse, siting of a portacabin office, construction of a new vehicle access point, wheel wash and a weighbridge and the erection of push walls (County Determination).

The Planning Committee discussed the matter in detail and agree that it would be helpful to regularize existing activity on the site. Equally there is no objection to the wheel wash and weighbridge. Notwithstanding these improvements, the Committee would strongly object to any increase in vehicle numbers and the number of daily vehicle movements. The number of HGV movements on local roads is so high that there is no capacity to accept more

**Recommend:** Split decision - Approve the change of use, extension of warehouse, siting of portacabin office, new vehicle access point, wheel wash, weighbridge, and push walls. Refuse any increase in number of vehicles and daily vehicle movements,

2023/941/EIA - Land at Lower Broadbridge Farm, Broadbridge Lane, Smallfield

Outline application with all matters reserved except for access for the erection of up to 350 residential dwellings, including affordable housing and retirement provision. (EIA Screening)

Committee notes this application is not one of the site allocations listed in the Burstow draft Neighbourhood Plan. Neither was the site brought forward in the Tandridge draft Local Plan. Comments from residents and Councillors who know the area indicate there is an issue with surface water flooding off this site onto Perrylands Lane and there is concern that development would lead to a significant increase in surface water flooding. The southern section of the site is quite close to the Burstow Conservation area and could potentially have a negative impact. Contained within the application is a reference to aligning with

current housing levels of 3 -stories. There are no dwellings greater than 2.5 stories in Smallfield and the draft Neighbourhood Plan looks to include that as a condition of any development.

**Recommend:** For the reasons noted above the Planning Committee recommends refusal and requires a full EIA be carried out.

2023/1026 - The Oaks, Shipley Bridge Lane, Burstow

The removal of existing commercial buildings and the erection of 6 dwellings with associated access and parking. All matters reserved except for access and layout. (Consultation from Mid Sussex District Council)

**Recommend:** Approve, subject to Highways recommendation that road access is safe.

2023/891 - Rectory Cottage, Church Road, Burstow

Planning permission was granted on 19/4/2013 Ref:TA/2013/345. Work commenced by 1/9/2013 and included removal of the carport, relocation of the oil boiler/oil tank and oil supply. Removal and relocation of a garden pond. Installation of a pump chamber in the rear garden replacement of metal windows to wooden frames. Refurbishment of the drive to the west. Work Suspended due to granting of application 2017/514 completion November 2017.

**Recommend:** Application is somewhat unclear. The Planning Committee requests more information setting out what is actually being applied for.

2023/397/Cond1 - Landseer, Hathersham Close, Smallfield

Details pursuant to the discharge of condition 4 (Surface Water Drainage) of planning permission ref: 2023/397 dated 26 June 2023. Brick and UPVC orangery with UPVC roof lantern to rear elevation

**Recommend:** Noted

2023/455/Cond1 - The Garden House, The Hollies, East Hill Lane, Copthorne

Details pursuant to the discharge of Condition 5 (Carbon emissions) of planning permission ref: 2023/455 dated 7th June 2023. (Part retrospective permission for a replacement dwelling).

**Recommend:** Noted

2023/968 - The Garden House, The Hollies, East Hill Lane, Copthorne

Part retrospective permission for a replacement dwelling (Resubmission)

**Recommend:** Approve

2022/1538/Cond1 - The Depot, Redehall Road, Smallfield

Details pursuant to the discharge of condition 3 (Materials), condition 5 (Hard and Soft Landscaping), condition 7 (Bicycle Parking and Charging Point) and condition 8 (Carbon Emissions) of planning permission ref:2022/1538 dated 15 June 2023 (Erection of detached dwelling with attached garage).

**Recommend:** Noted

2023/935 - The Depot, Redehall Road, Smallfield

Variation of condition 6 (fast charge socket) of planning permission ref: 2022/1538  
(Erection of detached dwelling with attached garage)

**Recommend:** Noted

2023/885 - Redcot, Weatherhill Common, Smallfield

Variation of Condition 2 (Drawings) of planning permission ref: 2022/1300 (Proposed demolition of existing house and outbuildings and construction of new chalet bungalow)). Enclose the two approved parking spaces to form a garage.

When considering the original application (2022/1300) the Officer commented that the proposal would be contrary to DP13 (part F & Part G) and Annex 2 of the NPPF (2021) when measuring dwelling to dwelling volume. Volume calculation show the new dwelling would have a volume 80% greater (rising from 357.03 cubic metres to 644.84 cubic metres) that the dwelling it was replacing. The applicant advised they would be offsetting this increase by removing all outbuilding, including the existing car port, on the site. Concern was raised that there would be a future attempt to add new outbuilding and so Condition 2 was attached to the planning consent to prevent this happening.

**Recommend:** Refuse as the proposal would be contrary to DP13 (Parts F & G) and Annex 2 of the NPPF (2021). the

2023/905 - Redcot, Weatherhill Common, Smallfield

Retrospective approval for boundary fencing facing highway.

**Recommend:** The Committee notes that while TDC requires applications be submitted for road fronting fencing greater than 1m, it seems to allow them as a retrospective application. Committee notes that another dwelling claims ownership of part of the land this fence is built on and therefore the 'fence' should not be there (though this is not a planning concern). Approve

2023/969 - Woodlands, Weatherhill Common, Smallfield

Variation of Condition 3 (Pitch) of planning permission ref: 2020/1186. (The use of land for stationing caravans for residential purposes). To allow space for the approved second static caravan. It is beneficial for the approved turning head to be moved further forward on the site as shown on the amended site block plan.

**Recommend:** Provided the existing hedge is retained Committee has no objection to this application.

2023/933 - Cophall Farm Business Park, Effingham Road, Copthorne

Demolition of 7 buildings and erection of replacement commercial buildings to comprise a mix of light industrial (Use Class E) and storage (Use Class B8) units with associated parking.)

**Recommend:** Approve

2023/1056/TCA - Bartlemy, Church Road, Burstow

T1) - Willow - Reduce entire crown by up to 6m. T2) - Spruce - Reduce height by 4m and match sides to shape

**Recommend:** Agree with TDC Tree Officer

2023/989 - 30 Heather Walk, Smallfield

Conversion of garage to form annexe including two storey front/side extension and raising roof height in association with garage conversion. Erection of single storey side extension.

Committee notes that the neighbouring property dispute that the applicant owns 4 parking spaces and instead claims it is only two (though this is not a planning concern).

**Recommend:** Approve

2023/1076/TCA - 8 Cooper Close, Smallfield

T1) - Hybrid Black Poplar - Reduce crown by 2-3m all over, remove major deadwood, remove stubs/branch failure points. T2) - Hybrid Black Poplar - Reduce crown by 2-3m all over, remove major deadwood, remove stubs/branch failure points. T3) - White Poplar - Reduce crown by 2-3m all over, remove major deadwood, remove stubs/branch failure points. T4) - White Poplar - Reduce crown reduce by 2-3m all over, remove major deadwood, remove stubs/branch failure points.

**Recommend:** Agree with TDC Tree Officer

## 6. Decisions and Appeals

4 William Gardens, Smallfield

Erection of a single storey rear extension *Approved*

2023/539 - 13 Field Walk, Smallfield

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

2023/233 - Bridgeham, Antlands Lane, Shipley Bridge

Proposed double-storey side extension to the flank wall with infill and erection of a single-storey extension to the rear. Erection of extension from the front door *Approved*

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

Minor amendment to siting of approved turning head *Withdrawn*

2023/667/T - Grass Verge, Antlands Lane, Burstow

Proposed 15.0m high Phase 8 Monopole, 2no. equipment cabinets and associated meter cabinet (Telecommunications under Part 16 of the General Permitted Development Order). *Prior approval required and given*

2023/579 - 17 Raleigh Drive, Smallfield

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

2023/683 - 20 a The Cravens, Smallfield

Conversion of existing garage with internal and external alterations. *pp not required*

2023/512 - 23 Raleigh Drive, Smallfield

Erection of ground floor rear extension *Granted*

2023/417 - 66 The Cravens, Smallfield

Erection of two storey side extension and single storey rear extension *Granted*

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). Section plan submitted 10.07.23 showing internal heights. *prior approval required and given*

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) *prior approval not required*

2023/807 - Redcot, Weatherhill Common, Smallfield

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

2023/398 - Burstow Park Riding Centre, Antlands Lane, Shipley Bridge

Change of use of paddock to garden. Removal of existing swimming pool enclosure and retention of an in-ground swimming pool. Alteration and retention of shower and plant room building. (Retrospective) *Approved*

7. No agenda items noted

There being no further business, the meeting closed at 18.35. The next meeting is scheduled for Tuesday 25th September 2023. The time will be confirmed nearer to the date. Any Councillors attending via Zoom do not vote.

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