

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.45pm on Tuesday 24th October 2023, at the Centenary Hall, Smallfield

Two members of the public attended

Present –Cllrs Debbie Hale, Bob Locke, Ashleigh Bolton, Linda Herwig and Nick Bush.

- 1 Apologies received from Cllrs and accepted by Committee.
2. No declarations of interest and no dispensations required.
- 3 The minutes of 10th October 2023 were signed as an accurate record of the meeting
4. Matters arising – None
5. Planning application for consideration

2023/1163 – Winnetts, Normans Road, Smallfield

Demolition of timber constructed residential block and various out buildings. Erection of 6 X two-bedroom semi-detached dwellings and extension to Winnetts house to form 5x 1bedroom flats. (Outline application for Access, Appearance, Landscape & Layout)

Committee agreed that the proposed application would be an improvement to the existing, sub-standard, unauthorised accommodation currently on site. Environmental Health considers the flats to be unsuitable for habitation. The proposal seeks to demolish existing flats and outbuildings, convert the existing authorised dwelling into 5 1-bed flats and construct 6 x 2-bed semidetached dwellings.

However, the Committee also notes that the proposed parking of 12 spaces does not meet the current TDC parking standards and there should be a minimum of 18 spaces. Given the location is close to a bend plus a junction with another road there is no scope for 'safe' parking on the highway and makes it all the more essential for sufficient on-site parking. Committee also notes that there doesn't seem to be outside amenity space for the first floor flats and none of the proposed dwellings offer any 'built in' storage; even though national living space standards require 1.5sqm storage for the flats and 2sqm for the 2-bed dwellings.

Whilst the application is located within the Green Belt, given the various outbuildings and the need for safer, habitable accommodation, the Planning Committee believes sufficient very special circumstances should apply.

Recommend Refuse on the grounds of insufficient parking and amenity space. Should an amended proposal addressing these issues come forward, the Committee would be willing to review their recommendation

2023/1189 – Haldon, Effingham Lane, Copthorne

Demolition of existing conservatory, utility porch and garage, proposed 2 no. perpendicular outrigger extensions with pergola part infill, loft conversion with dormer between projections and construction or replacement detached double garage with pitched roof.

Recommend: Approve

6. Decisions and Appeals

2023/686 – 4 Baker Drive, Smallfield, Horley

Erection of two bay car port *Refused*

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

T1) – Willow – reduce crown by up to 6m, T2) – Spruce – Reduce height by 4m and match sides to shape
Approve

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

Conversion of one barn to a two-bed dwellinghouse and one stable to one-bed dwellinghouse (Amended plans to include wall and hedge to the front of the stable building).

2023/806 – Alwyn, Green Land, Shipley Bridge,

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

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 aggregates 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) *No objection*

7. No agenda items noted

There being no further business, the meeting closed at 18.57. The next meeting is scheduled for Tuesday 14th November 2023. The time will be confirmed nearer to the date. Any Councillors attending via Zoom do not vote.

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