

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.30pm on Tuesday 13th February 2024, at the Centenary Hall, Smallfield

Open Forum – Two members of the public attended but did not speak.

Present –Cllrs Debbie Hale, Bob Locke, Ashleigh Bolton, Alison Brown, Linda Herwig, Nick Bush and Eddie Lord. Cllr Morris attended via Zoom.

- 1 Apologies received from Cllr Dodman for reasons accepted by Committee.
2. No declarations of interest and no dispensations required.
- 3 The minutes of 9th January 2024 were signed as an accurate record of the meeting.
Cllr Lewis attended by Zoom
4. No matters arising
5. Planning application for consideration

2023/417/NMA – 66 The Cravens, Smallfield

Erection of two storey side extension and single storey rear extension

Recommend: Approve

2023/1425 – 11 Broadbridge Lane, Smallfield

Erection of a second floor to create a two-storey dwelling with front gable end, erection of a side extension to include side dormer. Part single, part two storey rear extension to include balcony. Erection of a front porch, Changes to fenestration and erection of a detached garage/car port.

The Planning Committee considers this application to be gross overdevelopment of the site. The neighbouring properties are bungalows. Allowing this property to be altered into a two-storey dwelling would alter the prevailing street scene and look out of keeping. Neighbouring properties would also lose their privacy as the second storey would allow the homeowner to see into their private garden space. The installation of a balcony would further harm the neighbours privacy. The Parish Council has serious concerns about how the proposed car port/garage would restrict access to the road. As it stands, the waste collection must be performed using a smaller lorry rather than the standard refuse lorries. The construction of the car port would most likely hinder that an, more worryingly, access for emergency services.

Recommend: Refuse

2023/1518 – Grange Manor, Shipley Bridge Lane, Shipley Bridge

Part retrospective permission for the widening of the site access arrangements, new entrance gates and landscaping

Recommend: Refuse as drawings are too unclear to understand the proposal

2023/1526 – Bungalows 3 & 4, Dowlands Lane, Smallfield

Reserved matters for the erection of 4 no. replacement 2-bedroom bungalows, being appearance, landscaping, access, layout and scale.

Consent was given for the demolition of the bungalow based on the premise that the replacement dwellings would also be 2-bedroom bungalows, contained within two buildings (2023/186). The Parish Council comment at that time was that there would be no objection subject to the following conditions.

- a) No building beyond what is currently there
- b) No garden or parking to be allowed to encroach on what is currently agricultural land
- c) All permitted development rights be revoked

Paragraph 149 of the NPPF advises that construction of new buildings in the Green Belt constitutes inappropriate development. It then lists some exceptions to this rule which include (d) the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.

Local Plan Policy DP10 advises that within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt will normally be refused.

Local Plan Policy DP13 allows for the replacement of buildings within the Green Belt where the new building is

- a) The same use as the building it is replacing
- b) Not materially larger than the building it is replacing
- c) Is sited on or close to the position of the building it is replacing.

DP20 and Paragraphs 195, 199 and 202 all consider the impact of development on heritage and seek to protect heritage.

Planning consent was given with all of these things in mind and subjects to a condition that future development would be carried out in accordance with the drawings submitted as part of the application.

The current application proposes 2 4-bed detached houses and one set of semi-detached houses. This does not accord with the conditions listed previously and this application does not comply with the NPPF paras 149, 195 and 202, it also does not comply with DP10 or DP13.

Recommend: Refuse

2024/07 - Rustic Cottage, Broadbridge Lane, Smallfield

Erection of single storey side extensions. (Certificate of Lawfulness for Proposed Use)

Recommend: Noted

2024/58 – Rustic Cottage, Broadbridge Lane, Smallfield

Erection of single storey front, side and rear extensions and roof extension.

Recommend: Refuse, overdevelopment in the Green Belt

2024/41/TPO – 8 The Woodlands, Smallfield

T1 - Oak - Lift lower canopy 5m from ground level.

Recommend: TDC Tree Officer to recommend action

6. Decisions and Appeal

2023/546 – Paddock 4, Smallfield Manor, Cogmans Lane, Smallfield

Erection of horse stables with access and consisting of four loose boxes and one tack room. *Refused*

2023/1307 – Laburnum Court, Redehall Road, Smallfield

Siting of 5 park homes at Laburnum Court *Refused*

2023/1459 – 1 Kings Mead, Smallfield

Erection of garden building. (Certificate of Lawfulness for a Proposed Development) *pp is required*

2023/1236 – Marhaba, Antlands Lane, Shipley Bridge

Subdivision of curtilage and conversion of building into 1-bedroom dwelling with vehicular access to Shipley Bridge Lane. *Approved*

2023/1448 – 1 Woodside Cottages, 12 Redehall Road, Smallfield

Erection of single storey rear extension together with new roof over existing. *Approved*

2023/1067/T – Hathersham Farm, Hathersham Lane, Smallfield

The installation of a new sharable 25m lattice mast. The proposed mast is to re-use a redundant compound and is to support 6no. antennas, 2no. 600mm diameter transmission link dishes and is to be supported by 7no. equipment cabinets within a 2.4m high fenced compound. *Withdrawn*

2023/268 – 26 Weatherhill Road, Smallfield

Demolition of the existing buildings. Erection of 6 detached dwellings with associated parking, new access and landscaping. (Amended plans, description and technical documents *Approved*

2023/1287/EIA – Land at Lower Broadbridge Farm, Smallfield

Proposals are being developed for an outline planning application for the redevelopment of the Site, with all matters reserved except for access (hereafter referred to as the 'Proposed Development'). This includes demolition of some buildings and structures and construction of a residential-led development. (EIA Scoping) *Advice Given (Applicant advised an EIA is required)*

2023/541 – 52 Weatherhill Road, Smallfield

Remove unsafe flat roof at rear of property and replace with Apex roof with crawl space in roof for insulation. *Approved*

2023/874 – Land rear of Flightpath Garage, Effingham Road, Burstow

Certificate of Lawfulness for existing use of the storage of motor vehicles. *Withdrawn*

2023/253 – 40 Careys Wood, Smallfield

Conversion of existing summerhouse for use for the growing of mushrooms for retail purposes (Certificate of Lawfulness for a Proposed Use or Development *pp not required*

7 Agenda items Councillors would like listed for the next meeting.

There being no further business, the meeting closed at 18.55. The next meeting is scheduled for Tuesday 27th February 2024. The time will be confirmed nearer to the date. Any Councillors attending via Zoom do not vote.

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