

BURSTOW PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting of 12th June 2018 at 7.00pm, at the Centenary Hall, Smallfield

Open Forum: One member of the public attended but did not speak

Attendance: Chairman Debbie Hale, Cllrs Bob Locke, Ashleigh Bolton, Ian Wates and Ray Holdsworth

- 1 Apologies received and accepted from Cllrs Brock and Hamlet for reasons noted by Council and accepted
- 3 Declarations: None
- 3 Dispensations: None required
- 4 The minutes of Tuesday 22nd May 2018 were signed as a true record of the meeting
- 5 Matters arising – None
- 6 Planning Applications for consideration
TA/2018/1006 – Burstow Lodge Business Centre, Rookery Lane, Smallfield
Demolition of existing commercial premises and erection of 9 dwellings (Outline)
A planning application for 9 dwellings was submitted by the applicant in 2016. During the determination period a revised indicative layout showing all nine properties in a linear formation was submitted, superseding the original submission.
Significant weight was given to the layout as part of the officers report to recommend approval.
“Amended plans have been received to show a revised layout that would consolidate the built form rather than spread it across the site into areas that are previously undeveloped. The scheme would compromise housing which would be more modest in scale than the largest existing building on site, with a combined volume of 3290 cu.m. This represents a considerable reduction in the volume of built form, and in addition to this there would be a significant reduction in the amount of hardstanding. Even taking into account the formation of new residential curtilages, and the resulting introduction of ‘domestic paraphernalia’, it is considered that openness would be preserved, due to the fact that the current coverage of the site by built form and hardstanding.”
The current application reverts to the original layout, of nine dwellings located on either side of the access road, negating the belief that the design will not cause harm to the openness of the Green Belt. The Parish Council considers the design to be inappropriate and harmful to the openness of the green Belt.
Access to the proposal is through a long narrow access track that we consider to be unsuitable for regular residential traffic. Furthermore, the track merges with Rookery Lane and Chapel Road on a sharp angled bend with poor visibility, posing considerable hazards to road users. We reiterate comments made to the previous application that the site is remote and disengaged from the larger settlement of Smallfield and that there is no safe, sustainable transport system in place for pedestrians, cyclists or public transport.
Recommend: **Refuse**

New operating centre: Hurstridge, Hathersham Lane, Smallfield

10 Vehicle operating centre

The Parish Council discussed this application in great detail. A number of concerns were raised that without further information leaves us unable to support this application.

Fullers Grab Hire currently operates from a site in Perrylands Lane, Smallfield. In as much as we can determine, the Hurstridge site does not have planning consent to operate as a recycling centre, does not have consent to operate a concrete crusher and does not have a 'wheel wash' in position to ensure surrounding roads are not left muddy and a hazard to other road users.

Nor is any information given about the operating times of either the vehicles or the site itself. We would need to know what times and restrictions are in force in order to give a substantive response.

Queries have been raised at the proposed number of daily traffic movements that would be permitted on and off the Hurstridge site and also the earliest and latest times vehicles would be permitted to enter and leave the site.

Like many roads, Hathersham Lane is of smaller classification and therefore its construction is unsuited to being heavily trafficked by large HGV's. The Parish Council is concerned that surrounding routes would become damaged as has happened at Bones Lane nearby.

Whilst not being unsympathetic to the application, and acknowledging that the Hurstridge site would offer an improvement in quality of life to many residents in Smallfield, until more detailed information is provided we are unable to recommend approval at this stage.

7 Decisions and Appeals

TA/2018/478 – Little Lake Farm, Hathersham Lane, Smallfield

Replace existing 1960's softwood window frames to casement oak double glazed window frames in association with increasing height by lowering the existing windowsills (LBC)

Approved

TA/2016/1966 – Oak Tree Café, Effingham Road, Burstow

Change of use of lawful dwelling house to a mixed C£ (dwelling house) and C1 (B&B) use with ancillary car parking and erection of frontage fencing – Appeal Allowed

8 Items of an urgent nature brought to Committees attention for inclusion on a future agenda
None

There being no further business the meeting closed at 7.15pm. The next Planning meeting is scheduled for 7.00pm on Tuesday 26th June 2018.

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