

BURSTOW PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting of 11th May 2021, held at the Centenary Hall, Wheelers Lane, Smallfield

Open Forum – No members of the public attended

Attendance: Committee Chairman Debbie Hale, Chairman Ian Wates, Cllrs Bob Lock, Ashleigh Bolton, Linda Herwig, Eddie Lord and Trevor Brock

- 1 None.
- 2 No declarations received.
- 3 Dispensations – none requested
- 4 The minutes of Tuesday 23rd March and 20th April 2021 were signed as a true record of the meeting.
- 5 Matters arising – Cllr Hale commented that a high number of objections to the 12 Charlotte Grove application have been submitted to Tandridge Planning. The Parish Council has asked that this application be sent to Committee for decision.
- 6 Planning Applications for Consideration
TA/2021/619/EIA – Land to the South of Smallfield Sports Assoc Building, Plough Road, Smallfield
Screening Opinion request for the proposed Smallfield Flood Alleviation Scheme
TA/2021/620/EIA – Land to the South of Smallfield Sports Assoc Building, Plough Road, Smallfield
Screening Opinion – Option 2
Applications 619 and 620 were discussed jointly by Committee. Members do not feel qualified to fully understand the science behind the options and would ask that a representative from the County team advises the Parish Council on the merits and disadvantages of the various proposals.

TA/2021/528 – Cartref, 76 Redehall road, Smallfield

Erection of part single/part two storey rear extension and dormer windows to side roof slope.

Committee notes that a neighbouring property, No 74, has expressed concerns that their privacy would be compromised with people being able to see into the home from the proposed windows. The neighbour also comments, rightly, that unless the windows are required to be non-opening, any frosting would not be effective. The neighbour also states that the proposed dormer would block a significant amount of light reaching her landing and stairs. The Committee is of the opinion that this is overdevelopment within the Green Belt and there are no special circumstances outweighing that harm.

Recommend: Refuse

TA/2021/578 - Rough Beech Barn And Bungalows 1 & 2, Dowlands Lane, Smallfield, Surrey, RH6 9SD
Conversion of 1 & 2 Dowlands Bungalows from Use Class C3 (dwellinghouses) to Use Class E (offices).
Conversion of Rough Beech Barn from Use Class E (offices) into Use Class C3 (dwellinghouses) 2 x 3-bedroom dwellinghouses including the erection of a single storey side extension, alterations to rear roof pitch and removal of rainwater tank and shed. Conversion of existing outbuilding for use as a studio solely for unit 2. Formation of associated garden areas, car parking areas, and access paths and alterations to vehicular access arrangements.

The applicant set out, in their 1.0 of the Planning, Design and Access statement that this application seeks to have consent for this proposal to be given 'in lieu' of existing consent on the neighbouring properties 3 & 4 Dowlands Cottages, dated 13/12/2012 under TA/2017/2581. However, once given, it is not possible to rescind existing consent. As foundations have been dug to the east and west

elevations this consent is now considered to exist in perpetuity and the Parish Council faces the prospect of losing smaller and single storey dwellings that would serve residents seeking that type of accommodation, at a time when there is high demand and Tandridge does not have a 5-year supply. In addition no's 3 & 4 Dowlands Cottages are bungalows. Nor can the properties be considered as 'like for like' because Nos 1 & 2 are significantly larger than bungalows 3 & 4.

Should Tandridge be minded to approve this application a robust legal agreement would be required prior to consent being given to ensure there is no subsequent change of mind and the applicant chose to use all 4 bungalows as offices.

As the application stands today, the Parish Council objects to the additional loss of residential homes to commercial use and considers further commercial development within the Green Belt to be harmful to its character. The Plough Road/Dowlands Lane area is very rural and further provision of commercial enterprise, not relevant to rural pursuits would cause damage to the Green Belt and there are no special circumstances that apply; which would outweigh this harm.

Recommend: Refuse unless a binding legal agreement is entered protecting the status of Nos 3 & 4 Dowlands Cottages as residential and all future permitted rights to Nos 1 & 2 are withdrawn to prevent further development and loss of amenity to Nos 3 & 4

TA/2021/539 – Bluebell Cottage, Chapel Rd, Smallfield

Erection of single storey rear extension, garage building, and formation of hardstanding to front of site. (Certificate of Lawfulness for Proposed Use or Development)

Recommend: Refuse -Permitted development rights have previously been exercised to their full extent at the time this work was carried out and therefore no further additions should be allowed.

TA/2021/641 – Bluebell Cottage, Chapel Rd, Smallfield

Demolition of existing rear outbuilding and erection of replacement ancillary single storey outbuilding. Combined with application ref 2021/539, this application is almost the same as TA/2020/1086 that was dismissed on appeal by a Planning Inspector. The Inspector considered the cumulative enlargements, including a previous exercise of permitted development rights, would result in 'disproportionate additions over and above the size of the original building'. The Inspector went on to say that 'taking the combined existing extensions and additions plus the proposed, would result in a building of a different scale and mass to the original modest bungalow, significantly increasing the building bulk on the site'. There are no special circumstances that would allow for the harm to the openness, character and appearance.

Recommend: Refuse

TA/2021/547 – 17 The Cravens, Smallfield

Demolition of existing rear conservatory and erection of single storey rear and side extension.

Recommend: Approve

TA/2021/570 – 20 Weatherhill Road, Smallfield

Erection of porch to front of property.

Recommend: Approve

TA/2021/545 – Burstow Lodge Farm, Rookery Lane, Smallfield

Conversion of agricultural/equestrian building into a 1-bedroom dwellinghouse (Use Class C3) with associated separate residential curtilage, parking, alterations including new fenestration and demolition of lean-to.

This site is located within the Green Belt. Whilst the proposal broadly is similar to the existing footprint, the paraphernalia associated with a residential curtilage such as garden, sheds, toys, furniture, would have an urbanising impact upon the Green Belt. There are no special circumstances given that would outweigh the harm to the openness, character and appearance of the Green Belt.

Recommend: Refuse. Should Planning be minded to approve this application the Parish Council would like an 'agricultural worker' tie to occupancy and all potential permitted development rights to be revoked to prevent any further expansion.

T1) - Oak Reduce Crown Reduction - Reducing entire crown by up to 3 metres. 18m x14m down to 15m x 11m (Please see additional letter from client regarding the reasons for works) *Approved*

TA/2021/374 - Jaxlands Farm, East Hill Lane, Copthorne
Variation of Condition 4 (Site Clearance) and Condition 6 (Site Remediation) of planning permission ref: 2018/1392 (Demolition of one barn, one stable block and one metal workshop. Removal of 3,447.16m² of hardstanding. Erection of one dwellinghouse (All matters reserved except for access). *Granted*

TA/2021/284 - Jaxlands Farm, East Hill Lane, Copthorne
Single storey side and rear extensions (Certificate of lawfulness for a proposed development) *PP not required*

TA/2021/275 – The Old Cottage, Hollesley Farm, Smallfield
Erection of single storey rear extension. (Certificate of Lawfulness for Proposed Use or Development) *Refused*

TA/2021/290 – 23 Raleigh Drive, Smallfield
Erection of front porch *Approved*

TA/2021/255 – Tranters, Hathersham Close, Smallfield
Single storey outbuilding in garden.(Certificate of lawfulness for a proposed development) *PP not required*

TA/2021/252 – 3 William Gardens
Erection of outbuilding for home office *Granted*

TA/2021/246 – 1 Woodlands Cottages, Chapel Rd, Smallfield
Erection of single storey double garage and garden storage building. *Granted*

8 Items of an urgent nature brought to Committees attention for inclusion on a future agenda

There being no further business the meeting closed at 18.30. The next planning meeting is scheduled for Tuesday 25th May 2021

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