

BURSTOW PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting of 8th May 2018 at 7.15pm, at the Centenary Hall, Smallfield

Open Forum: No members of the public attended

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

- 1 No apologies
- 2 Declarations: None
- 3 Dispensations: None required
- 4 The minutes of Tuesday 24th April 2018 were signed as a true record of the meeting
- 5 Matters arising – None
- 6 Planning Applications for consideration
TA/2018/841 – Brookside, Copthorne Bank, Copthorne
Erection of detached outbuilding to east of dwelling (CLOPD)
Recommend: Noted

TA/2018/495 – The Old Cottage, Hollesley Farm, Normans Road, Smallfield

Demolition of barn and garage; formation of garage block

The Parish Council does not object in principle to the proposed garage block. However the existing buildings are single storey with a flat roof style and the new proposal includes a gable roof design incorporating dormer windows to the south elevation, velux roof lights to the north elevation and fenestration and doorways to east and west, along with an external staircase. We are of the opinion that this proposal would cause significant harm to the openness of the Green Belt and thus is inappropriate

Recommend: Refuse

TA/2018/806 – Ellerton Yard, Peeks Brook Lane, Burstow

Proposed use of site, including existing buildings and structures thereon, for B1, B2 or B8 use or plant hire use or recycling facility; Or a combination of any or all of the above uses together with the retention of the 5m high screen along part of the northern boundary (Retrospective)

It appears the site has established use for the storage of cars and vans, scrapped vehicles and vehicle parts in connection with the use of the building for car repairs, paint spraying and panel beating and storage. There is also ancillary sale of topsoil and hardcore, storage of new and second hand building material and storage and hire of plant and vehicles, all in connection with the operation of both a building contracting business and a plant hire business.

The applicant is now looking to extend their business to include business use for offices, research and development and any industrial process that can be carried out in a residential area (B1); for B2 General Industrial use including any or all of Classes B3 to B7 and for B8 storage or distribution including open air storage.

The site is located within the Green Belt and is reached by a single track lane that leads off from a residential road.

The Parish Council believes that this is an inappropriate location due to poor transport links, inadequate roadways and being close to a residential area that could then be vulnerable to contamination.

Recommend: Refuse

TA/2018/828 – Field Corner, Plough Road, Smallfield

Demolition of existing conservatory; erection of front/side extension incorporating open front and conversion of existing garage to habitable accommodation; erection of hip to gable roof extensions to side elevations, rear dormer and raising roof height in association with conversion of loft space to habitable accommodation; changes to fenestration including removal/installation of windows and doors

This property is situated in a street scene made up primarily of single storey dwellings. There are bungalows to either side of the dwelling and this extends out in both directions giving a row of 8 to 10 bungalows. In our opinion the proposed changes would have a detrimental impact upon the area and would prove overbearing and obtrusive.

Recommend: Refuse

TA/2018/628/NC – Northdown House, Chesterfield, Chapel Road, Smallfield

Change of use from Class B1(a) (office) to Class C3 (dwelling) (Prior approval Class O Part 3 Schedule 2)

No objection

Recommend: Approve

7 Decisions and Appeals

TA/2018/537/NH – 21 Park Road, Smallfield

Erection of single storey rear extension measuring 6m deep, with a maximum height of 3.4m and an eaves height of 2.3m **Prior Approval not required**

TA/2018/461 – Pembray, 116 Redehall Smallfield

Demolition of existing dormer to front roof slope; erection of two first floor gable roof extensions & infill dormer to front elevation; two storey rear extension incorporating two dormers and first floor Juliet balcony **Refused**

TA/2018/336 – 18 New Road, Smallfield

Demolition of existing garage; erection of dormer windows to front and rear elevations in association with part single/part two storey side and rear extension **Approved**

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 22nd May 2018.

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