

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.30pm on Tuesday 27th February 2024, at the Centenary Hall, Smallfield

Open Forum – no members of the public attended

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

- 1 Apologies received from Cllr Dodman and Lewis for reasons accepted by Committee.
2. No declarations of interest and no dispensations required.
- 3 The minutes of 13th February 2024 were signed as an accurate record of the meeting.
4. No matters arising
5. Planning application for consideration

2024/50 – Land at Effingham Road, Copthorne

Redevelopment of site to provide two new industrial units and areas of open storage within Use Classes B8 and/or B2 and/or E(g)(iii), with ancillary office floorspace and associated works including the formation of an access onto Effingham Road.

This site has come to the Parish Councils attention a number of times in the past. We have received reports of unauthorised soil/hardcore tipping, waste tipping and scrap car storage. Confidential reports were made to us that the landowner at the time received payment in return for allowing this activity to take place. We shared this information with the district council at the time. However, we fully acknowledge that this may not be accurate and so should not be read as fact. The Parish Council also reported the creation of raised bunds around the perimeter of the field and installation of 6-foot solid wood gates. These too were reported to the district council. We understand that the landowner was required by Tandridge DC to reduce the height of the bunds. This has been carried out to some extent. We were under the impression that the soil/hardcore that was dumped onsite was deemed to be contaminated and are under the impression that the landowner was directed to remove said soil/hardcore. Though this has not happened.

The applicant looks to redevelop the site to include two industrial units and other associated works. The applicant cites the now defunct district draft local plan and the proposed allocation of this site as industrial/commercial. However, the Planning Inspector has deemed the Local Plan 'unsound' and therefore the draft allocation is no longer relevant. The Inspector also noted that many of the technical documents, including the review of Green Belt Boundaries was now out of date and could no longer be used.

The site is located within the Green Belt and should be considered under the current adopted Tandridge policies and the NPPF rules and guidance. By definition, any development within the Green Belt is considered harmful and that it would permanently cause harm to the openness of the Green Belt. It also notes that only with 'very special circumstances' can development be permitted to go ahead.

The applicant, in our opinion, does not offer any circumstances, special or otherwise, that are unique to this site and therefore should outweigh the permanent harm caused. There are many other sites in the surrounding areas that could offer industrial space. There is largescale redevelopment within Manor Royal, Horley, a few miles west of the site also has new industrial/commercial plots available and there will be brownfield sites within a relatively short distance that could be redeveloped.

The Parish Council is concerned that with no obvious defensible boundaries, development of this site could lead to further encroachment within the Green Belt. For example, the field immediately north of this site could then also claim that it too should be permitted to change its use from agricultural to industrial. CPS 22 seeks to develop a sustainable economy by making the best use of existing sites, allowing existing buildings in the Green Belt to be used for commercial purposes (subject to various conditions) and allowing for unsuitable sites within the Green Belt to be repurposed. CSP 22 does not allow for new industrial development on an undeveloped site in the Green Belt.

The proposed access to and from the site is via an entrance onto Effingham Road. The speed limit at that point is 50MPH. The road is already busy, especially at the beginning and end of a workday and is not suitable for additional traffic.

Recommend: Refuse

2021/939/Cond1 – The Old Cottage, Hollesley Farm, Normans Road

Details pursuant to the discharge of Condition 4 (Landscaping) planning permission ref: 2021/939 dated 22nd March 2022 (Formation of a landscaped wildlife pond with access path and viewing platform).

Recommend: Noted

2024/92 – Parast, Broadbridge Lane, Smallfield

Use of yard for open B8 storage for more than 10 years. (Certificate of Lawfulness for an Existing Use)

The applicant submits a series of satellite images spanning several years as evidence supporting the CLUED. The question the Parish Council asks is that if land is used B8 open storage on a personal basis does that then confer rights to allow for the same B8 open storage when operating as a business. If not, then the Planning authority should refuse this application.

2024/122 – Redcot, Weatherhill Common, Smallfield

Change of use of land to residential to cover new entrance arrangement and to provide increase amenity land.

This site is located within the Green Belt and so the main consideration is whether allowing this application would cause harm to the openness of the Green Belt and if there are any very special circumstances that would outweigh the harm caused. Both the NPPF and the Tandridge District Council policies support the protection of the Green Belt. The NPPF is very clear that the creation of a new curtilage or extension of an existing curtilage within the Green Belt constitutes inappropriate development. Small alterations may be permitted, supported by strong planning reasons but in this case, there is/was perfectly adequate access to the site from the original entrance. Furthermore, a curtilage is by nature an 'urbanisation/domestication' of Green Belt, introducing paraphernalia such as garden furniture, play equipment, toys, etc. All of these detract from the openness of the Green Belt, causing harm. The applicant states themselves that they wish to increase the amenity area. This in itself does not constitute a very special circumstance as many people would like to create more amenity space where they live. As the application does not comply with either the NPPF or TDC's planning policies the application should be refused and the applicant required to move the entrance back to the original point.

Recommend: Refuse

2024/140 – North End Paddock, Church Lane, Burstow

Erection of a stable block and provision of new track

This site is located within the Green Belt. Both the NPPF and the Tandridge Planning Policies offer strong protection to the Green Belt to prevent its loss of damage to its openness. This is agricultural land, not residential and therefore it is inappropriate to allow for this development to proceed. The Parish Council would not object to the erection of a field shelter provided it is of wood construction.

Recommend: Refuse

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 19.04. The next meeting is scheduled for Tuesday 12th March 2024. The time will be confirmed nearer to the date. Any Councillors attending via Zoom do not vote.

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