

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.45pm on Tuesday 28th May 2024, at the Centenary Hall, Smallfield

Open Forum – No members of the public attended

Present –Cllrs Bob Locke, Ashleigh Bolton, Linda Herwig, Alison Lewis, Donna Morris and Cat Dodman. Cllr Morris attended via Zoom.

- 1 Apologies received from Cllrs Hale and Bush for reasons accepted by Council. In Cllr Hale's absence the Chairman, Cllr Locke, chaired the meeting.
- 2 Cllr Dodman declared a personal interest in Item 6 – 2024/600 and 2024/607 – Land West of Dowlands. Cllr Dodman lives in proximity to both these applications and will take no part in forming a recommendation on these applications.
- 3 The minutes of 28th May 2024 were signed as an accurate record of the meeting.
4. No matters arising
5. Planning application for consideration.

2021/1251/Cond1 – Allingham Farm, Copthorne Bank, Copthorne
Details pursuant to the discharge of conditions 3 (Materials of the external surfaces), 4 (Hard and soft landscape details), 5 (Energy Statement), 6 (Arboricultural Method Statement and Tree Protection Plan), 7 (Method of Construction Statement- Plot 1), 10 (Parking and turning, refuse vehicles swept paths), 11 (Construction Transport Management Plan), 12 (Fast charge socket scheme), 13 (Bicycles parking), 14 (External lighting installation scheme), 19 (Samples of roof tiling and weatherboarding), 20 (Casement windows) and 21 (Windows and doors details)8 (Carbon emissions) of planning permission ref: 2021/1251 dated 14th December 2021 for (Partial demolition of outbuildings and conversion of the remaining outbuildings into four single storey dwellinghouses with associated alterations. garden areas and parking.)

Recommend: Noted

2024/600 – Land West of Dowlands Lane, Smallfield

Use of land as a private gypsy and traveller caravan site consisting of 1 pitch and retention of hardstanding.

Settled status – The Gypsy & Traveler Community is considered nomadic. In this application the presence of the mobile home units are permanent structures and therefore should be considered in the same light as any other application in the Green Belt, and by definition harmful and causing permanent damage to the openness of the Green Belt and should not be permitted
Un – neighbourly – The NPPG 25 states "Local planning authorities should very strictly limit new traveler site development in open countryside that is away from the existing settlements or

outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of and do not dominate, the nearest settled community, and avoid placing an undue pressure on local infrastructure."

Green Belt consideration – The application site is within the Green Belt. The NPPG very clearly states that any development within the Green Belt is considered inappropriate and thus harmful to the openness of the Green Belt. The NPPG ("16 Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveler sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances") goes on to clarify that there is no special exemption for Gipsy & Traveler status.

Impact upon the visual amenities of the site and surrounding area

The use of the site as gypsy and traveller accommodation would result in the introduction of additional structures, close boarded fencing and regulated planting along the boundary of the new site which would have a detrimental impact on the open character of the site, harmful to the visual amenities of the area.

Impact upon amenities - The closest residential properties to the site in Tandridge District are located some distance away to the north or Copthorne, West Sussex to the south

Access – Access to the site is through Dowlands Lane, a narrow, single-track road that is unsuitable for wide loads such as static caravans.

Recommend: Refuse. Should the local planning authority be minded to allow this application, the Parish Council respectfully requests that consent should strictly limit the number of sites allowed on the entire field to no more than applications 2024/600 and 2024/607.

2024/607 – Land West of Dowlands Lane, Smallfield

Use of land as a private gypsy and traveller site consisting of 1 pitch and retention of hardstanding.

Settled status – The Gipsy & Traveler Community is considered nomadic. In this application the presence of the mobile home units and therefore should be considered in the same light as any other application in the Green Belt, and by definition harmful and causing permanent damage to the openness of the Green Belt and should not be permitted

Un – neighbourly – The NPPG 25 states "*Local planning authorities should very strictly limit new traveler site development in open countryside that is away from the existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of and do not dominate, the nearest settled community, and avoid placing an undue pressure on local infrastructure."*

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6. Decisions and Appeal

- 2024/551 – 11 Broadbridge Lane, Smallfield
Erection of single storey rear extension (Certificate of Lawfulness for a Proposed Use or Development) *pp not required*
- 2024/465 – Fairview House, Grouse Grange, Effingham Lane
Erection of a detached garage. *Approved*

- 2024/396 – Woodcutter Cottage, Keepers Corner, Burstow
Erection of 2 bay garage & separate timber garden shed. *Approved*
- 2024/348 – Cophall Farm Business Park, Effingham Road
Demolition of 7 buildings and erection of a replacement commercial buildings to comprise a mix of light industrial (Use Class E) and storage (Use Class B8) units with associated parking.
Approved
- 2024/88 – Fiddlesford Stables, Effingham Lane
Barn and 2 of the existing stables have been converted into 2 No. self contained maisonette flats plus an Office (Certificate of Lawfulness for an Existing Use) *Refused*

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

There being no further business, the meeting closed at 19.00. The next meeting is scheduled for Tuesday 23rd July 2024. The time will be confirmed nearer to the date. Any Councilor’s attending via Zoom do not vote.

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