

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.30pm on Tuesday 28th January 2025, at the Centenary Hall, Smallfield

Open Forum

No members of the public attended.

Present –Cllrs Debbie Hall, Bob Locke, Ashleigh Bolton, Alison Lewis, Cat Dodman, Eddie Lord, Linda Herwig and Nick Bush. Cllr Morris attended via Zoom

- 1 No apologies.
- 2 Cllrs Bolton and Hale declared a personal interest in Item 6 – Planning Appeals – APP/M3645/W/24/3355743: Land West of Chapel Road. Both Councillors live in relative proximity to the site and neither Councillor will take part in voting.
- 3 The minutes of Tuesday 10th December 2024 were signed as a true record of the meeting
- 4 No Matters arising
- 5 Planning Appeals

APP/M3645/W/24/3355743

Outline planning application for residential development (Use Class C3) comprising up to 270 dwellings; private parking; landscaping and public open space; SUDs; and flood alleviation measures and land reserved for education use. (Outline application with all matters reserved saved for access

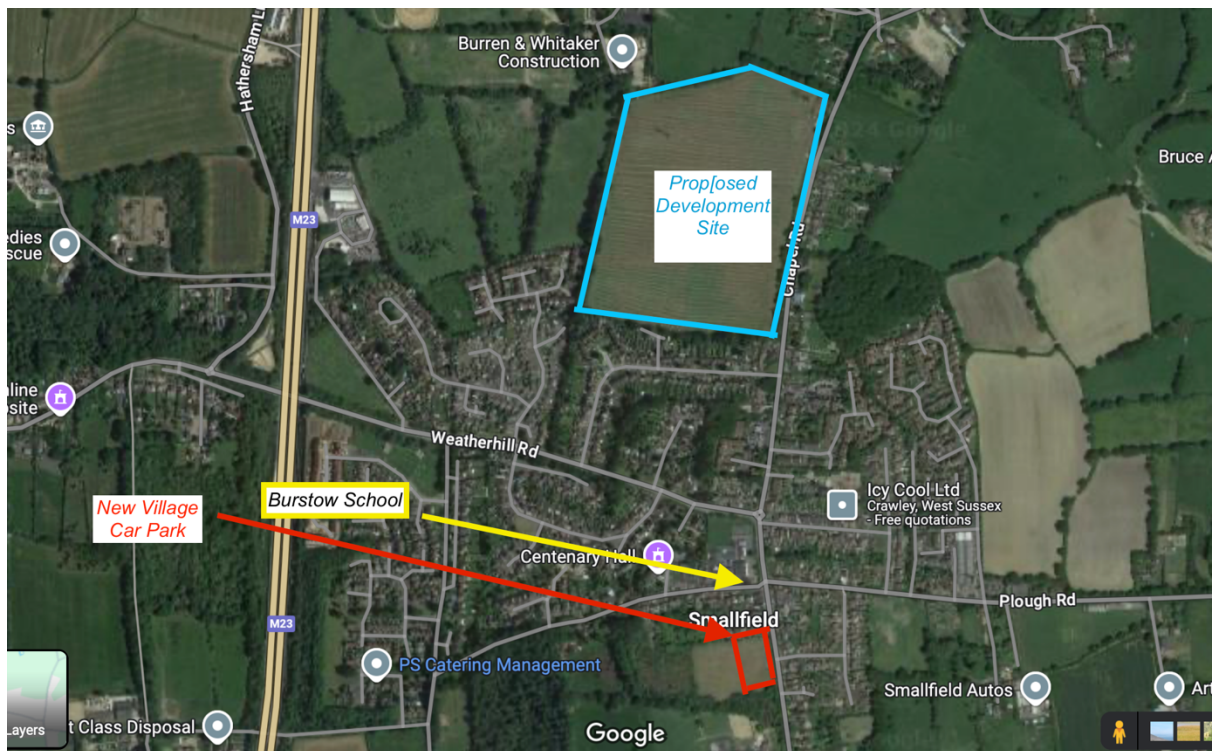
The Parish Council's comment to the original application the Committee unanimously recommended the application be refused. Following discussion, the Committee unanimously resolved to recommend the appeal be dismissed. The Committee requested the following changes/additions be submitted to the Planning Inspector.

Village Car Park

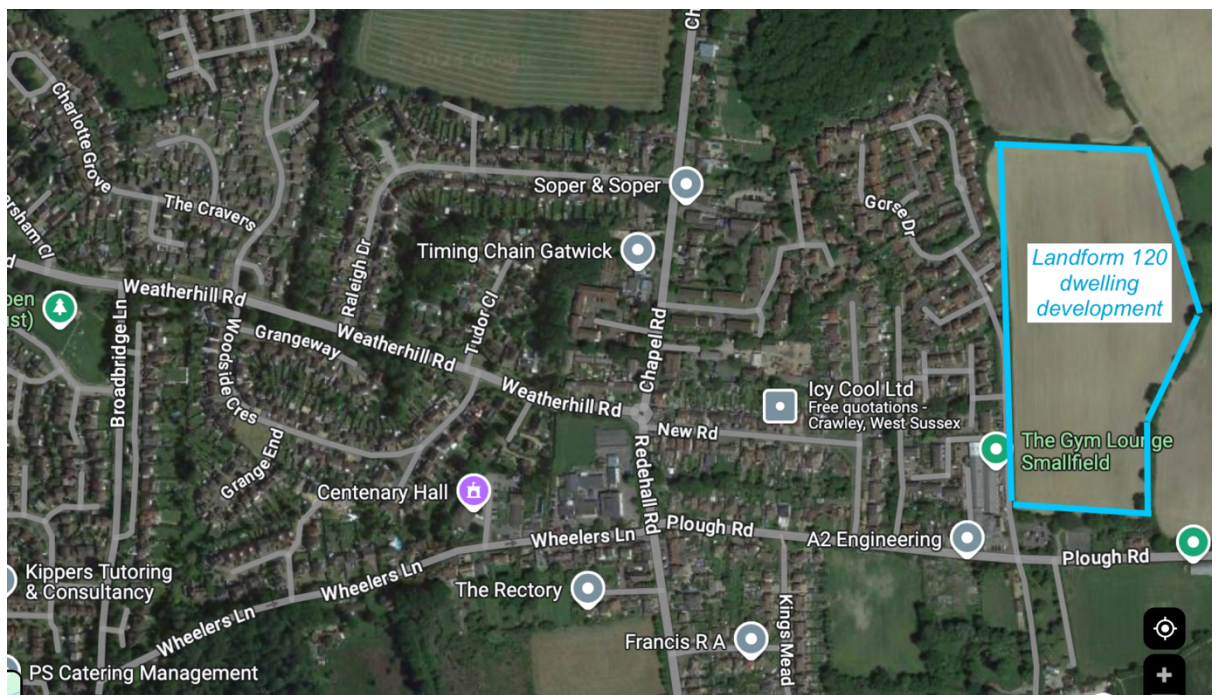
The planned new car park, located immediately south of the parade of shops has opened. This provides an additional 51 parking spaces less than 200m from the school entrance. This is in addition to the 56-bay car park at the Centenary Hall which is located on Wheelers Lane adjacent to the school.

Surrey County Council has completed a road safety improvement scheme in the centre of Smallfield. This has been designed to reduce the danger to road users, especially pedestrians. The scheme was specifically designed to reduce the risk of harm to pedestrians after several accidents to school parents and children.

As a result of both of these works, we can see no benefit to the proposed 'education' space on the proposed development. There is no need for the school to move and there is no funding from the developer to pay for a new school.



Outline planning permission is sought (access only to be determined) for the provision of up to 270 residential dwellings. The site is within the Green Belt, and as such, the proposal constitutes inappropriate development in the Green Belt. The proposal would also cause permanent harm to the openness of the Green Belt. In Council's opinion, there are no Very Special Circumstances that exist which would outweigh the harm caused to the Green Belt. Council is also of the opinion that other suggested benefits, such as affordable housing, flood alleviation proposals, economic and employment benefits do not outweigh the harm that would be caused by this development.



Smallfield is always at risk of flooding during periods of heavy or prolonged rainfall. One of the contributing factors is water coming down from higher areas immediately north of the village. The proposed site, and the land immediately west, perform a valuable function in holding and, eventually, draining that surface water.

A new development of 120 dwellings east of Smallfield has been approved. Council believes it is important to wait and see how the area copes with additional demand upon the wastewater drainage, both sewage and surface, before any additional development takes place.

Public Transport – there is no scheduled bus service that operates along Chapel Road. Any residents would need to walk along the narrow pavement to the centre of Smallfield to access the bus service to Horley. The medical practice, Smallfield Surgery, is part of the East Surrey Modality group, along with one practice located in Horley and the other in Caterham. Anyone on the Smallfield Surgery patient list could be given an appointment at either of the other two practices. Without access to a private vehicle, residents may struggle to attend medical appointments as there is limited public transport to Horley and none to Caterham

Council respectfully requests that the Planning Inspector dismiss this appeal for all the reasons stated in our comment to Tandridge District Council.

6 Planning applications for consideration

2024/1101 – 28 Orchard Road, Smallfield

Erection of one front dormer, one rear dormer and change of roof form from hip to gable. (Retrospective)

Recommend: Refuse. The applicant should be required to alter the roof dormers to match the original consent. The large single dormer is out of keeping with the street scene. The Committee raises concerns regarding the building control status of the external cladding. Is the cladding fire-safe?

2024/1313 – Aranui, 31 Wheelers Lane, Smallfield

Partial demolition of the existing buildings and the erection of a new detached dwellinghouse. (self - build/custom build)

Recommend: Approve, subject to the owner replacing the existing wastewater discharge to a sewage treatment plant so that only 'clean' water is discharged from the property.

7. Decisions and Appeal

2024/1211. – 1 Hawthorne Cottages, 147 Redehall Road, Smallfield

Description Proposed outbuilding. (Certificate of lawfulness for proposed use or development) *pp not required*

2024/648 – Marhaba, Antlands Lane, Shipley Bridge

Demolition of existing building and erection of new 2-bed dwelling and outbuilding. *Refused*

2024/1206/NH – 20 Weatherhill Road, Smallfield

Description Single storey rear extension, which would extend beyond the rear wall of the original house by 4.0 metres, for which the maximum height would be 3.75 metres, and for which the height of the eaves would be 2.25 metres (Notification of a Proposed Larger Home extension). *Prior approval not required*

2024/491 – Bridgeham Farm, Broadbridge Lane, Smallfield
Description Development of up to 23 units with associated infrastructure, vehicular and pedestrian access (Outline application with all matters reserved except for access, scale and layout). *Refused*

7 No 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 28th January 2025. The time will be confirmed nearer to the date. Any Councillors attending via Zoom do not vote.

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