

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.30pm on Tuesday 11th February 2025, at the Centenary Hall, Smallfield

Open Forum

15 Members of public attended, all were objecting to application 2024/1389 – Rede Cottage, 57 Redehall Road. The concerns centered around the problems with capacity in the surface and foul water drainage systems, that the proposed sewage tank will not have sufficient capacity, ongoing maintenance of flood attenuation ponds, difficulty in securing school places in the village, insufficient capacity at the GP, traffic congestion, raising the flood risk, and that the construction management plans are usually not followed causing problems for residents. Concerns regarding bribery were raised about the proposed donation of £100,000 to the sports club. People were also confused as to why the flood alleviation fund was being offered £50,000 when this is of greater concern.

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

- 1 No apologies
- 2 Cllr Locke declared a personal interest in application 2024/1389 – Rede Cottage, 57 Redehall Road. He has recently moved to a house close to Redehall Road. Cllr Locke will take no part in the voting.
- 3 The approval of minutes from the planning meetings of Tuesday 14th and 28th January was deferred while Councillors review them.
- 4 No Matters arising
- 5 Planning applications for consideration

2024/1389 – Rede Cottage, 57 Redehall Road, Smallfield
Demolition of existing buildings and erection of 85 dwellings with associated works
(outline application with all matters reserved except access, layout and scale)

Having considered the application, the Committee voted to recommend this application be refused for the following reasons;

Inappropriate development in the Green Belt.

Does not use 'Grey Belt' land.

Flooding/insufficient drainage system unable to cope with additional demand.

The 'very special circumstances' given are not specific to this site and therefore do not meet the threshold.

Lack of detail regarding the capacity of the proposed sewage tank and how it, and the pump, will be maintained.

Traffic congestion and the narrowness of the existing pavement presenting safety issues for pedestrians.

The proposed youth playground is positioned to the rear of a residential dwelling. Insufficient capacity at the local school and medical practice. No additional development should take place until there is an opportunity to review how well the flood alleviation works in the Meadow View development works

Recommend: Refuse

2024/1271 – 27 New Road, Smallfield

Description Construction of a rear dormer to the main roof slope and the installation of 3 No. roof lights to the front elevation roof slope. (Certificate of lawfulness of proposed use or development)

Recommend: Noted

2022/766/Cond3 – Bridges Wood, Church Lane, Burstow

Description Details pursuant to the discharge of condition 3 (Ecology) and condition 4 (SuDS) and condition 7 (External Materials) of planning permission ref: 2022/766 dated 17 March 2023. Demolition of B8 Storage and Distribution building, and ancillary office. Erection of replacement B8 Storage and Distribution building.

Recommend: Noted

6. Decisions and Appeal

Haldon, Effingham Lane, Copthorne

Description Demolition of existing conservatory, utility porch and garage. Erection of front and rear extensions and loft conversion with dormer. Construction of replacement double garage with pitched roof. Amendment of approved flat roof entrance porch to 1.5 storey gable projection. Installation of roof lights. *Approved*

7 No Agenda items Councillors would like listed for the next meeting.

There being no further business the meeting closed. The next meeting will take place on Tuesday 25th February 2025. The time will be confirmed nearer to the date. Any Councillors attending via Zoom do not vote.

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