

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.45pm on Tuesday 25th February 2025, at the Centenary Hall, Smallfield

Open Forum

One member of the public attended but did not wish to speak.

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

- 1 Apologies received from Cllr Bush for reasons accepted by Committee
- 2 No declaration of interest.
- 3 No dispensations required
- 4 The minutes of meetings held on Tuesday 28th January and Tuesday 11th February 2025 were accepted as a true record of the meeting.
- 5 No Matters arising
- 6 To discuss and consider joining a Rule 6 Group relating to the appeal at the site on the junction of Plough Road and Dowlands Lane. Following discussion, the Committee unanimously agreed to join the Rule 6 Group
- 7 Planning applications for consideration

2025/59 – 4 Weatherhill Road, Smallfield

Erection of a rear dormer extension across the rear roof slope of the dwellinghouse. Installation of 3 x no roof windows to the front roof slope. Erection of a ground floor rear extension with a flat roof to replace existing extension. (Certificate of Lawfulness for proposed use or development)

This site is located within the boundary of Smallfield and not the Green Belt. Committee queried whether Juliette balconies are included within permitted development rights. After the meeting, the Clerk checked and whilst balconies are not allowed, Juliette balconies are included. The Committee also queries whether the depth and volume of the rear extension exceed the allowance.

Recommend: The Planning Officer to check the depth and volume of the proposed rear extension

2025/60 – 4 Weatherhill Road, Smallfield

Erection of front extension to provide a brick porch with pitched roof.

This site is located within the boundary of Smallfield and several of the adjoining properties have previously been granted permission for a front porch.

Recommend: Approve

2025/71 – 4 Weatherhill Road, Smallfield

Proposed vehicle crossover and permeable driveway to the front garden area.

(Certificate of lawfulness for proposed use or development)

Committee noted that the local highways authority determines whether this falls within permitted development rights. Concern is raised that the dwelling is too close to the roundabout junction for safe manoeuvring on and off the proposed driveway.

Recommend: This application should require a full application to determine road safety.

2025/82 – The Old Cottage, Hollesley Farm, Normans Road, Smallfield

Proposed workshop (Certificate of lawfulness for proposed use or development)

Recommend: Noted

8. Decisions and Appeals

2024/1121 – Woodlands, Weatherhill Common, Smallfield

Description Siting of additional 2no. static caravans and supporting utility buildings, and associated works including retention of hardstanding at the rear of the site.

Approved

2023/268/Cond8 – Former 26 Weatherhill Road, Smallfield

Details pursuant to the discharge of Condition 5 (Surface water drainage) of planning permission ref: 2023/268 dated 16th January 2024 (Demolition of the existing buildings. Erection of 6 detached dwellings with associated parking, new access and landscaping).

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

There being no further business the meeting closed at 19.04. The next meeting will take place on Tuesday 11th March 2025. The time will be confirmed nearer to the date. Any Councillors attending via Zoom do not vote.

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