

BURSTOW PARISH COUNCIL

Planning Committee

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

Open Forum

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

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

- 1 Apologies received from Cllr Locke for reasons accepted by Committee
- 2 Cllr Bolton declared an interest in Item 6, 2025/142 – 5 Careys Wood, Smallfield. Her property backs on to the back garden of the application site. She will take no part in voting. Cllr Bush declared a personal interest in Item 6, 2025/253 – Marhaba, Antlands Lane. He knows the homeowner. Cllr Bush will take no part in voting on this item.
- 3 No dispensations required
- 4 The minutes of meetings held on Tuesday 11th March 2025 were accepted as a true record of the meeting.
- 5 No Matters arising
- 6 Planning applications for consideration

2025/142 – 5 Careys Wood, Smallfield

Convert loft with rear dormer extension. Erection of ground floor rear extension (Part Retrospective)

The Committee wishes to bring the following details to the Planning Officers attention

- The drawings submitted as part of the application are not a true representation of the work that has taken place before planning consent was sought. There is no Juliette balcony and instead there are three windows.
- The rear dormer windows seem disproportionality large against the roofline and nearby houses. No 4 Careys Copse was refused consent to extend to the top of the roof ridge and to the edge of the eaves as it would have been unduly dominant on the streetscene.
- The proposed ground floor extension is very large, especially given the previous extension.
- Building work commenced at the beginning of July
- There is an outbuilding in the rear garden that is not mentioned on the application

Recommend: Refuse due to overdevelopment

2025/198 – Land at Steeple Farm, Church Road, Burstow

External alterations to existing stables, including brick plinth, shiplap boarding, and clay tiles

The Committee noted that the original planning consent conditions were not complied with resulting it not fitting into the rural landscape. The Parish Council previously requested the structure be demolished. Committee also note that while the application says the building is not visible from the roadside, it definitely is.

Recommend: Approve to improve the appearance.

2025/253 – Marhaba, Antlands Lane, Shipley Bridge

Residential development comprising 2x proposed dwellings. (Permission in Principle)

Recommend: Approve

2025/152 – 2 Laundry Cottages, 23 Redehall Road, Smallfield

Erection of single storey extension to an existing single garage for secure storage of motorcycles, bicycles and tools along with a lodge area.

Recommend: Approve subject to a condition added stating that it can only be used for storage and not as a habitable room.

2023/186/Cond1 – Bungalow, Dowlands Lane, Smallfield

Details pursuant to Condition 6 (Energy Statement) and condition 8 (Drawing) of planning permission ref: 2023/186 dated 30 March 2023. Demolition of 1/2 and 3/4 Dowlands bungalows and erection of 4no. replacement 2-bedroom bungalows (outline planning with all matters reserved).

Recommend: Noted

2024/685 – 11 Park Road, Smallfield

Erection of single storey garden building.

Committee notes that this application is in the Green Belt and the structure is quite large.

Recommend: Approve

7. Decisions and Appeals

2025/60 – 4 Weatherhill Road, Smallfield

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

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) *pp not required*

2024/1134 – Land West of Dowlands Lane, Smallfield

Subdivision of land to form 5 additional gypsy and traveller pitches and associated works.

Approved

2024/1271 – 27 New Road, Smallfield

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)

approved

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

There being no further business the meeting closed at 19.11. The next meeting will take place on Tuesday 8th April 2025. The time will be confirmed nearer to the date. Any Councillors attending via Zoom do not vote.

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