

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.45pm on Tuesday 8th April 2025, at the Centenary Hall, Smallfield

Open Forum

Two members of the public attended but one spoke regarding Item 6 – 2025/292

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

- 1 Apologies received from Cllr Dodman for reasons accepted by Committee
- 2 Cllr Locke declared an interest in Item 6, 2025/292 – Land east of Redehall Road, Smallfield. Cllr Locke has recently moved into a new property build by the applicant. Cllr Locke will take no part in voting.
- 3 No dispensations required
- 4 The minutes of meetings held on Tuesday 28th March 2025 were signed as a true record of the meeting.
- 5 No Matters arising
- 6 Planning applications for consideration

2025/292 – Land East of Redehall Road, Smallfield

Outline application for the development of up to 80 dwellings, a new school parking & pick-up/drop-off area, open space, and associated landscaping (Outline application with all matters reserved except access, layout and scale).

Cllr Locke takes no part in discussion for this item. Councillors discussed the application. Two Councillors echoed concern mentioned by Surrey CC about the surface water drainage and queried whether the site was 'Grey' or 'Green' Belt. Two Councillors then voted against recommending the application be approved. Cllrs Hale, Bolton, Herwig and Morris abstained from voting.

2024/1248 – 3 The Parade, 7 Redehall Road, Smallfield

Single storey rear extension (Change of description)

Recommend: Approve

2024/1316 – Land North of Effingham Road, RH10 3HY

Proposed change of use of land to Showmen's Permanent Quarters (4 plots) comprising chalets/caravans and area for storage of rides and equipment (maximum height of 4.5metres), testing and maintenance area together with associated boundary works including, amendments to vehicular access, provision of hard standing, 1.2 m (high) post and wire fence, 2 metre (high) security perimeter fencing and landscaping.

Committee discussed the application. Concerns were raised about how the surface water runoff/drainage would be managed and the potential for flooding. Whilst recognizing the speed along Effingham Road, Committee were also concerned about the increase in daily traffic movement resulting from this development. Tandridge District Council is currently allocating G&T sites as part of its Interim Policy for Gypsy and Travelers and the Committee feels it would be inappropriate to preempt the result on the number of pitches required.

The site is in the Green Belt and until relatively recently had a large number of trees, shrubs and vegetation growing. It has since been cleared of all.

Recommend: Refuse

2025/259 – Woodlands, Weatherhill Common, Smallfield

Variation of conditions 1 (approved plans) and 3 (number of caravans) of planning permission 2024/1121 dated 11th February 2025 (additional 2no. static caravans and supporting utility buildings) to allow an amended site layout and the stationing of an additional 3no. touring caravans.

Committee discussed the application, and questions were raised regarding the frequent number of applications associated with this site. There appears to be an ever-increasing number of pitches being requested and, given the clearance of the woods, Councillors expressed concerns. It has also been reported that the owner has made changes to the Weatherhill Stream as it passes through his land. Committee are very worried that he may have hampered/reduced the flow and capacity of the stream. This could have serious flood implications for all of Smallfield. Committee also said the site is located within the Green Belt.

Recommend: Refuse

7. Decisions and Appeals

2024/1101 – 28 Orchard Road, Smallfield

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

2024/1135 – Land West of Dowlands Lane, Smallfield

Sub-division of land to form 5 additional gypsy and traveler pitches to include car parking and associated works;

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

There being no further business the meeting closed at 19.05. 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.....