

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.30pm on Tuesday 8th July 2025, at the Centenary Hall, Smallfield

Open Forum

Two members of the public attended the meeting; one of who asked a brief question about Item 6, 2025/582/EIA – Smallfield Football Club.

Present – Cllrs Debbie Hale, Bob Locke, Ashleigh Bolton. Alison Lewis, Cat Dodman, Donna Morris and Nick Bush

- 1 No apologies
- 2 No declarations of interest and therefore, no dispensations
- 3 The minutes of Tuesday 24th June 2025 were signed as a true record of the meeting.
- 4 No matters arising
- 5 Planning applications for consideration
2025/448 – 14 Park Road, Smallfield
Erection of (replacement) dwelling (part retrospective)
Recommend: Approve

2025/647 – Oakleigh, Shipley Bridge Lane, Burstow
Lawful Development Certificate (proposed) : Single storey side and rear extension following demolition of existing conservatory.
Recommend: The Committee notes that there have been a number of earlier extensions to the property and therefore queries whether permitted development rights apply or should full planning permission be required.

2025/694 – Development Site at 532253 143328, Plough Road, Smallfield
Section 106 discharge - three planning obligations required by the S106 agreement attached to Outline Planning Permission TA//2022/1658.
Recommend: The applicant should re-submit, using the correct plans, and the public consultation start over.

2025/466 – Brookside, Antlands Lane, Shipley Bridge
Extension to the front, side and rear at ground floor, and to the front and rear at 1st floor. Gable to a hipped roof with new dormer to the rear and 2 no. new full height squared bay windows to the front elevation.
Recommend: Approve

2025/571 – Land at Steeple Farm, Church Road, Burstow
Erection of up to 9 dwellings (permission in principle).
Recommend: The application is contrary to the NPPF, seeking to build additional homes in the Green Belt and in a conservation area
This application does not comply with many Tandridge Council policies including the following;

DP1 – Sustainable Development
DP5 – Highway Safety & Design
DP10 – Green Belt
DP13 – Building in the Green Belt
DP20 – Heritage Assets as the site is in a conservation area

It also does not align with the draft Neighbourhood Plan for Burstow and Smallfield as we aim to focus development in or close to the boundary on Smallfield. The site sits within the Burstow Conservation Area and the site is known to flood due to changes the owner has carried out on the ground. We ask that this application be refused.

2025/582/EIA – Smallfield Football Club, Plough Road, Smallfield
Request for a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) in relation to proposed CREATION OF A NEW FLOOD STORAGE AREA TO ATTENUATE FLOOD WATER IN SMALLFIELD TO REDUCE DOWNSTREAM FLOOD RISK TO PROPERTIES.

6 Decisions and Appeals

2025/545. – 1 Brickfield Cottages, Plough Road, Smallfield

Proposed single storey side/rear extension. *Approved*

2025/286 – Kew Garden, Antlands Lane, Shipley Bridge

Siting of additional Mobile Home within existing Gypsy/Traveller site, and the erection of stables building following demolition of dayroom (Part Retrospective) *Refused*

2025/407 – 3 Broadbridge Cottages, Broadbridge Lane, Smallfield

Demolition of the existing outbuilding and erection of a new outbuilding to provide space ancillary to the main house. *Approved*

2025/582/EIA – Smallfield Football Club, Plough Road, Burstow

Request for a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) in relation to proposed CREATION OF A NEW FLOOD STORAGE AREA TO ATTENUATE FLOOD WATER IN SMALLFIELD TO REDUCE DOWNSTREAM FLOOD RISK TO PROPERTIES. *No EIA Required*

2025/499 – Nyahlands Farm, Copthorne Bank, Copthorne

Erection of 9 dwellings and widening of existing access following demolition of stables and removal of sand school. (Permission in principle) *Approved*

7 Agenda items Councillors would like listed for the next meeting