

BURSTOW PARISH COUNCIL

Planning Committee

Notice is hereby given that a meeting of Burstow Planning committee will take place at **6.30 pm** on Tuesday 7th October 2025, at the Centenary Hall, Wheelers Lane, Smallfield

Jeannie Ryan

02/10/2025

Clerk to Council

Open Forum – Members of the public are welcomed and have a right to attend the meeting. They are invited to speak for a maximum of 3 minutes on any item listed on this agenda. Once the meeting opens, no further comments can be accepted by the Committee. Council members attending via Zoom do not take part in voting.

- 1 Apologies for absence (if any)
- 2 Declarations of interests – All members are required to declare, at this point in the meeting or as soon as possible thereafter, any interests, either pecuniary or other in respect of items of any business being considered at the meeting.
- 3 Dispensations (if required)
- 4 To approve the Minutes of the meetings held on Tuesday 30th September 2025
- 5 Matters arising from these minutes (for information only)
- 6 Planning applications for consideration

2025/1007 – Plot A, Land South of Plough Road, Plough Road

Change of use of the land for the stationing of two static mobile homes and two touring caravans for Gypsy/Traveller use only. Retention of existing site entrance and associated hard and soft landscaping. Provision of Ecological and Biodiversity enhancements.

2022/299/Cond1 – Land North of Effingham Road, Burstow

Details pursuant to conditions 9 (Landscaping) 11 (Electric Vehicle Charging), 12 (Communal Amenity and Play Area) , 13 (Surface Water Drainage Scheme) , 15 (Biodiversity Net Gain Plan) and 19 (Foul Drainage Assessment and Scheme) of planning permission 2022/299 dated 29.01.2025 (The change of use of land to a gypsy and traveller caravan site and erection of six day room chalets)

2025/1040 – Land to Rear of Pembray, 116 Redehall Road, Smallfield

Erection of a detached dwelling (Permission in Principle

2025/1096/Cond2 – land on South Side of Plough Road, Smallfield

Details pursuant to Condition 5 scheme for: a) foul and surface water drainage, b) proposed and existing external lighting, c) improved visibility splays, d) internal site layout, e) tree, hedge and shrub planting, f) restoration of the site, g) proposed amenity buildings, h) fast charge electric socket, i) refuse/waste facilities, j) biodiversity net gain

and k) great crested newt method statement and Natural England license of planning permission 2025/1096 (granted on appeal with ref. APP/M3645/C/24/3357967) dated 20.05.2025 (material change of use of the Land comprising of residential, and intensification of a caravan site for residential purposes by virtue of the stationing of caravans and static mobile homes)

2025/1096/Cond 1- Land on South Side of Plough Road, Plough Road, Smallfield

Details pursuant to Condition 5 scheme for: a) foul and surface water drainage, b) proposed and existing external lighting, c) improved visibility splays, d) internal site layout, e) tree, hedge and shrub planting, f) restoration of the site, g) proposed amenity buildings, h) fast charge electric socket, i) refuse/waste facilities, j) biodiversity net gain and k) great crested newt method statement and Natural England license of planning permission 2025/1096 (granted on appeal with ref. APP/M3645/C/24/3357973) dated 20.05.2025 (material change of use of the Land comprising of residential, and intensification of a caravan site for residential purposes by virtue of the stationing of caravans and static mobile homes).

2025/906 – Land Adj to 12 Redehall Road, Smallfield

Erection of new detached dwelling (self-build)

2025/989 – Redehall Cottage, 134 Redehall road, Smallfield

Lawful Development Certificate (existing) for erection of 1.8 m (high) timber fencing and provision of tarmac hardstanding.

2025/1096 – Land on South Side of Plough Road, Plough Road, Smallfield

Material change of use of the Land comprising of residential, and intensification of a caravan site for residential purposes by virtue of the stationing of caravans and static mobile homes. (Granted on appeal with ref. APP/M3645/C/24/3357973 dated 20.05.2025)

7 Decisions and appeals

2025/724 – Sherdene House, Dyersfield, Smallfield

Rear double-storey extension. Conversion of existing loft space above double garage into habitable accommodation, insertion of roof lights and construction of rear dormer extension. *Approved*

2024/1256/Cond1 – Land on West Side of Dowlands Lane, Opposite Kerlyn Farm, Copthorne

Details pursuant to Condition 4 (landscaping, biodiversity, vehicle parking and cycle/refuse storage) of planning permission 2024/1256 dated 14.05.2025 (Change of use of land for the siting of 6 static residential caravans occupied by Gypsies and Travellers plus 6 touring caravans and 3 detached day room buildings, the laying of a driveway and creation of a hardstanding (Partly Retrospective) *Approval of Condition Details*

8 Agenda items Councillors would like listed for the next meeting