

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the meeting of Burstow Parish Council Planning Committee held at 6.30pm on Tuesday 14th October 2025, at the Centenary Hall, Smallfield

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

Attendance: Chair Debbie Hale, Cllrs Bob Locke, Ashleigh Bolton and Alison Lewis

- 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.

History – A previous application of 88 affordable housing dwellings was refused by Tandridge District Council and dismissed on appeal by the Planning Inspector for a number of reasons including that it was Green Belt and in proximity to Grade 2* and Grade 2 listed buildings. Earlier in the year six traveller families created unauthorised pitches in part of the field. A Planning Inspector gave retrospective consent for the named families to remain on the site. In his ruling, the Inspector said there was no capacity for additional sites.

The applicant also carried out unauthorised development at the plot of land he bought, without applying for consent.

Recommend: Refuse

- 1- Inappropriate Development in the Green Belt without very special circumstances to outweigh the harm caused.
- 2- Conflict with local planning policy – this application is contrary to TDC's Core Strategy and Local Plan
- 3- Does not accord with the PPTS – the PPTS says there should be balance between the settled and traveller communities. There are significantly more traveller pitches (both authorised and some unauthorised) in the immediate area. There is also a huge imbalance in the ratio of traveller to settled people throughout the Parish. The national average is one traveller to 840 settled people. There are over 160 G&T pitches in Burstow. If just one traveller lived

in each pitch, then we would require a population of settled people more than 134,000. The Parish of Burstow has a population of 5,000.

- 4- Impact on Heritage, Landscape and Visual amenity – the site is near a Grade 2* listed building (Smallfield Place) and a Grade 2 listed building (Rough Beech). The proposed development does not constitute 'good design' as hardcore, shingle and static caravans do not meaningfully contribute to the landscape.
- 5- Insufficient Community Need and Consultation – the applicant has submitted a retrospective application, with no community consultation or need. TDC's own GTAA states that additional pitches can be met without the need for unauthorised development
- 6- There is no detail of how surface water and foul water drainage will be disposed of
- 7- There is no on-site planting despite the claims in the application.
- 8- The drawings supplied with this application do not correlate to the physical site. For example, the drawing shows one entrance and in reality, there are two entrances that have been fenced and the single caravan on the site is not in the same location as shown on the drawings.

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)

Recommend: Noted

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

Erection of a detached dwelling (Permission in Principle)

Recommend: Noted

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)

Recommend: Before any work is carried out, the applicant must carry out a newt study.

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).

Recommend: Noted

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

Erection of new detached dwelling (self-build)

Council has concerns that there does not appear to be a garden for the new dwelling. The Committee has also struggled to find room dimensions so asks that TDC check all rooms meet the minimum space standards before consent is granted.

Recommend: Refuse

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.

Recommend: Require applicant to remove any tarmac and replace with a sustainable drainage system

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)

Recommend: Refuse due to insufficient information/detail.

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 – None

There being no further business the meeting closed at 19.10. The next scheduled meeting is due to take place on Tuesday 28th October 2025

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