

BURSTOW PARISH COUNCIL

Planning Committee

Notice is hereby given that a meeting of Burstow Planning committee will take place at 6. pm on Tuesday 13th January 2026, at the Centenary Hall, Wheelers Lane, Smallfield

Jeannie Ryan

06/01/2026

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 9th December 2025
- 5 Matters arising from these minutes (for information only)
- 6 Planning applications for consideration

2023/268/NMA1 – Aranui, 31 Wheelers Lane, Smallfield

Details pursuant to Condition 3(written scheme of assessment), 4(Great Crested Newts), 5(reptiles), 6(badger walkover survey), 7(details of the ‘no dig method’), 8(Construction Environmental Management Plan), 9(tree protection details), 10(hard and soft landscape), 11(10% reduction of carbon emissions),12(materials),13(bicycle parking) of planning permission ref: 2024/1313 dated 04/07/2025 (Partial demolition of the existing buildings and the erection of a new detached dwellinghouse. (Self - build/custom build)

2025/1475 – Southview, Church Road, Burstow

Existing building has been in situ and substantially complete since prior to September 2018

2025/1396 – Pond Cottage, 77 Redehall Road, Smallfield

Proposed single storey garage to the front of Pond Cottage

2025/448/Cond1 – 14 Park Road, Smallfield

Details pursuant to Condition 2 (Landscaping), 4 (Heat pump), 7 (Fast charge socket), 8 (e bikes) and 9 (Parking area) of planning permission ref: 2025/448 dated 9th September 2025 (Erection of a (replacement) dwelling (part retrospective)

2025/1157 – Woodlands, Weatherhill Common, Smallfield

Stationing of 3 additional static caravans (total 7 static and 4 touring caravans)

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7 Decisions and appeals

2025/1220 – The Chimes, Hathersham Close, Smallfield

Erection of domestic annexe ancillary to the main dwelling (Retrospective) *Approved*

2025/1063 – Rustic Cottage, Broadbridge Lane, Smallfield

Demolition of existing dwelling and outbuilding. Construction of replacement dwelling (self- build /custom build). *Approved*

2025/930 – Copthorne School, Effingham Lane

Variation of Condition 2 (Approved Plans), 6 (days/hours of operation of the all - weather pitch) and 7 (days/hours of floodlighting use) of planning permission 2019/1703 dated 03.01.2020 (To allow additional use of the all-weather pitch by local clubs and an extension of hours for floodlighting to facilitate use in the winter) to allow amended operating hours and to amend the approved plans to indicate additional tree planting *Approved*

2025/790 – Tagzvondeni Kennels, Shipley Bridge Lane

Addition of one bedroom apartment (self build/custom build) above shop/office for full time on site employee accommodation with associated windows and access stairs *Approved*

2025/825 – 77 Woodside Crescent, Smallfield

Increased size of the current drop kerb to create wider access *Approved*

2025/1148 – 75 The Craves, Smallfield

Retention of the open fronted car port. *Refused*

2025/1020 – Oakfield, Broadbridge Lane, Smallfield

Provision of hardstanding, erection of an outbuilding (log cabin) *pp not required*

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

Erection of a detached dwelling (Permission in Principle) *Refused*

2025/895 – 5 Vancouver Court, Smallfield

Demolition of conservatory. Erection of a single storey rear extension. *Approved*

2025/292 – Land East of Redehall Road, Smallfield

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). *Approved pending completion of a s106 Agreement*

2025/504 – 1 Laburnum Court, Smallfield

Proposed siting of 5 park homes and retention of hardstanding. *Approved*

8 Agenda items Councillors would like listed for the next meeting