

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 10th March 2026, at the Centenary Hall, Wheelers Lane, Smallfield

Jeannie Ryan

5/03/2026

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 10th February 2026
- 5 Matters arising from these minutes (for information only)
- 6 Planning applications for consideration

2025/1220/Cond1 – The Chimes, Hathersham Close, Smallfield

Details pursuant to the discharge of Condition 1 (Drainage) of planning permission ref: 2025/1220 dated 18/12/2025 (Erection of domestic annexe ancillary to the main dwelling (Retrospective)).

2026/181 – 75 The Cravens, Smallfield

Retention of the open sided car port. Existing sides removed (Retrospective).

2025/1407 – Development Site East of Farthings, Copthorne Bank, North of Borsers Arms Road, Copthorne Bank.

Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borsers Arms Road.

- 7 Decisions and appeals

2023/968/Cond1 – The Garden House, The Hollies, East Hill Lane, Copthorne

Details pursuant to condition 6 (surface water and foul water drainage details) of planning permission 2023/968 *Granted*

2025/1450 – 10 Park Road, Smallfield

Demolition of existing conservatory and erection of a single storey rear extension.
Approved

2025/1318 – Land Adj to Oaklands Drive, Copthorne Bank

Erection of seven dwellings with access, associated garaging and parking. (Amended Site Plan) *Refused*

2025/808 – 5 Orchard Road, Smallfield

Demotion of garage. Erection of single storey rear extension. Erection of front and rear dormers including hip to gable extension in association with loft conversion. *Approved*

2024/1313/Cond1 – 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) *Split – Approval of conditions 5 (reptiles), 6 (badgers), 7 (details of the ‘no dig’ method), 11 (reduction of carbon emissions), 12 (materials) and 13 (bicycles). Refusal of conditions 3 (written scheme of assessment), 4 (Great Crested Newts), 8 (CEM Plan) and 10 (hard and soft landscape)*

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

Erection of new detached dwelling (self-build) *Refused*

2023/268/Cond9 – 22 Weatherhill Road, Smallfield

Details pursuant to Condition 14 (Drainage verification report) of planning permission ref: 2023/268 dated 16/01/2024 (Demolition of the existing buildings. Erection of 6 detached dwellings with associated parking, new access and landscaping) *Withdrawn*

2024/1177 – North End Paddock, Church Lane, Burstow

Erection of a stable block and sand school and the provision of a new access track.
Finally disposed of

8 Agenda items Councillors would like listed for the next meeting