

# **Burstow Parish Council**

## **Planning Committee**

Minutes of the meeting of Burstow Parish Council's Planning Committee held at 6.30pm on Tuesday 28<sup>th</sup> April 2026

Open Forum – Several members of the public attended the meeting and voiced their concerns regarding 2026/170 – Holly House, Church Road, Burstow

Concerns raised included light pollution, noise, airport parking and increased traffic movements.

Members Attending: Chairman Bob Locke, Vice Chair Ashleigh Bolton, Committee Chairman Debbie Hale, Cllrs Andrew McLean, Cat Dodman, Donna Morris and Eddie Lord

- 1 No apologies
- 2 No Declarations of Interest and no dispensations required.
- 3 The minutes of Tuesday 14<sup>th</sup> April 2026 were signed as a true record of the meeting
- 4 No matters arising
- 5 Planning Applications for consideration

2026/170 – Holly House, Church Road, Burstow

Change of use of existing dwelling to bed & breakfast accommodation (11 guest bedrooms with ensuite bathrooms) including managers accommodation. Installation of glazed canopy to form covered walkway and creation of car parking provision.

The Council believes this application comprises of several parts; the first being the conversion of the dwelling to bed and breakfast accommodation, the second as being 'off airport parking, and a third element as being an outside entertaining function space. Whilst linked, the three elements also can operate independent of each other.

The site is located within the Green Belt and in a designated Conservation Area.

Inappropriate Scale and Harm to a Conservation Area

Currently the property exists as a 6-bedroom private dwelling house, located in the Burstow hamlet, along with 9 other dwellings, Burstow Church and the John Flamsted Hall. To change to an 11-bedroom B&B represents significant intensification to what is a small, rural hamlet. There are currently nine residential dwellings in the area. To have a commercial operation of this size not be proportional. There is a 12<sup>th</sup> century church, the home of the first Royal Astronomer, John Flamsteed, in the late 1600's. This proposal neither preserves or enhances the area, a requirement of the Planning (Listed Building and Conservation Areas) Act 1990.

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The provision of a 20-bay parking area appears disproportional to the stated capacity of the proposal. With 11 bedrooms available to hire such a large number is excessive. Included within the proposal, the business plan specifically mentions short term 'overnight' accommodation for Gatwick airport. This strongly indicates that the intention is to become an 'off airport' parking facility. Gatwick Airport has, on many occasions, stated that it can meet all parking requirements through its own car parks and therefore there is no 'need' for additional parking. There are several airport parking operations within the parish. The largest, Cophall farm, offers a park and ride service. Its users are transported by bus to the airport, reducing the number of single user vehicles travelling to and from the airport. The Parish Council is concerned there be an increasing number of vehicles stored at the application site if the guests stay just one night before leaving their vehicle at the B&B whilst on holiday.

There is no identified local need for hotel/airport parking within the Parish and very little by way of tourist activities or attractions in the area that invite visitors to spend time in the parish.

This is not a sustainable site. There is no public transport serving the location and so guests would have to rely on the use of their own vehicle. Indeed, there is no public transport that would take guests directly to Gatwick Airport. The nearest bus stop is a 20/30-minute walk along small rural lanes and roads, with no street lighting or pavement. It would not be safe to walk in darkness.

The development of the site would visually harm the rural residential nature of the location. Twenty parking bays would create an urban, industrial appearance. There is no mention of car park lighting within the application, but it is likely that the applicant would want to provide a well-lit path to and from vehicles. This all contributes to changing the appearance and character of the locality.

The lighting would also introduce light pollution to the area, not only lighting up the garden and potentially harming the wildlife, especially owls and bats, but also other animals. It would also bring light into neighbouring gardens, harming their amenity. Whilst the application shows a significant tree canopy of the area, this representation is misleading. At ground level there is a distinct lack of screening to neighbouring properties.

In addition to light pollution there would also be noise pollution arising from vehicle sounds from staff, service contractors and guests travelling to and from the site, and the noise from a proposed guest bar and garden space.

### **Recommend:** Refuse

If Tandridge is minded to approve the application the Parish Council requests that the following planning conditions be attached

1. No guest or member of staff can leave their vehicle overnight if they themselves are not there.
2. Acoustic fencing to be installed around the entire perimeter of the site

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3. No external lighting permitted either at the parking area or the path between the parking and the main house
4. Use of the garden is strictly limited to an area close to the house and away from the boundary with residential gardens.
5. Use of a private digester sewage system to prevent additional strain on an already struggling sewage system
6. No public bar

2025/1369 – Edenburn, Effingham Road, Burstow

Putting in a mud mound 2 meters high with grass and trees on top to protect our boundary.

**Recommend:** Approve subject to the applicant demonstrating no increased flood risk to the local area

2026/323 – Saffron House, East Hill Lane, Copthorne

Erection of two-storey side extension, loft conversion, demolition / replacement of oriel window, replacement of windows with door, roof alterations and associated alterations

**Recommend:** Refuse until applicant removes all of the material (construction waste, hardcore and machinery) they have been dumping along the rear boundary and cleared the debris from the stream than runs along the rear boundary.

### 6 Decisions and appeals

2026/240 – 5 Orchard Road, Smallfield

Erection of single storey rear extension (Certificate of Lawfulness (Proposed)).  
Pp is not required

2023/49/Cond1 – The Squash House, 128 Redehall Road, Smallfield

Details pursuant to the discharge of Condition 3 (Materials), 4 (Hard and soft landscaping), 5 (EV charging), 6 (Bicycle parking and charging), 7 (Carbon emissions) and 8 (Mechanical ventilation scheme) of planning permission ref: 2023/49 dated 13/10/2023 (Conversion of one barn to a two-bed dwellinghouse and one stable to a one-bed dwellinghouse) Approval of condition details

2026/181 – 75 The Cravens, Smallfield

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

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)). Approval of condition details

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Hurstridge, Hathersham Lane, Smallfield

Appeal Reference APP/B3600/X/25/3372337

Dismissed

7      Agenda items Councillors would like listed for the next meeting

None

There being no further business, the meeting closed at 19.30. The next scheduled committee meeting takes place at 6.30 pm on Tuesday 12<sup>th</sup> May 2026.

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