

Burstow Parish Council

Planning Committee

Minutes of the meeting of Burstow Parish Council's Planning Committee held at 6.30pm
on Tuesday 14th April 2026

Open Forum – Two members of the public attended but choose not to speak.

Members Attending: Committee Chair Debbie Hale, Vice-Chairman Ashleigh Bolton,
Cllrs Alison Lewis and Nick Bush

- 1 Apologies received from Cllrs Andrew McLean, Bob Locke, Cat Dodman, Donna Morris and Eddie Lord
- 2 No declarations of Interest and no dispensations required.
- 3 The minutes of Tuesday 10th March 2026 were signed as a true record of the meeting
- 4 No matters arising
- 5 Planning Applications for consideration

2022/1658/Cond 1 – Land North of Plough Road and East of Meadow View, Smallfield

Details pursuant to the discharge of Condition 7 (Bird Hazard Management Plan), 8 (Contaminated Land Investigations and Assessment), 11 (Landscape and Ecological Management Plan) and 16 (Construction Transport Management Plan) of planning permission ref: 2022/1658 dated 17/07/2024 (Development of up to 120 residential dwellings with associated infrastructure, open space and vehicular and pedestrian access, with additional engineering works to provide for flood relief. (Outline application with all matters reserved saved for access) (Amended description).)

Recommend: Noted

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)

Recommend Noted

2026/215 – Woodcroft, Copthorne Bank

Erection of first floor rear extension and associated roof alterations.

Recommend Approve

2026/240 – 5 Orchard Road, Smallfield

Erection of single storey rear extension (Certificate of Lawfulness (Proposed)).

Recommend Noted

2026/306 – Plough Road, Smallfield

A statutory consultation made under section 8(3) of the Water Industry Act 1991 (“WIA91”) to grant Independent Water Networks a variation to its appointment as a water and sewerage company.

Recommend Noted

6 Decisions and appeals

2025/1107 – Land at Lower Broadbridge Farm, Broadbridge Lane, Smallfield

Outline application with all matters reserved except for access for the demolition of existing structures and erection of residential dwellings (Use Class C3), including affordable housing, an extra-care facility (Use Class C2/C3), and all associated works. Accompanied by an Environmental Statement. Refused

2025/1203 – Awan Cottage, 134b Redehall Road, Smallfield

Erection of single-storey west facing extension and dropped kerb in association with hard standing, fence, and gates. Approved

2026/27/TPO – 1 Weatherhill Road, Smallfield

T1) - Oak tree - Dismantle & reduce by 2-3m in areas, works proposed to prolong the trees life span. Approved

7 No urgent matters

There being no further business the meeting closed at 6.40pm. The next scheduled meeting is due to take place at 6.30pm on Tuesday 12th May 2026

Signed Dated