

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 12th May 2026, at the Centenary Hall, Wheelers Lane, Smallfield

Jeannie Ryan

6/05/2026

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 28th April 2026
- 5 Matters arising from these minutes (for information only)
- 6 Planning applications for consideration

2025/466/Cond2 – Brookside, Antlands Lane, Shipley Bridge

Details pursuant to Condition 4 (Surface water drainage) of planning permission ref: 2025/466 dated 10/09/2025 (Extension to the front, side and rear at ground floor, and to the front and rear at 1st floor. Gable to a hipped roof with new dormer to the rear and 2 no. new full height squared bay windows to the front elevation. (Amended drawings received 02.09.2025)).

2025/495/Cond1 – Land adj to The Drake, Green Lane, Shipley Bridge

Details pursuant to Condition 3 (Arboricultural statement), 4 (Renewable energy) and 5 (Surface water drainage) of planning permission ref: 2025/495 dated 23/09/2025 (Proposed erection of a chalet style bungalow with 3 bedrooms (self-build/custom build) , ramped access and associated landscaping).

2024/203/Cond1 – Redeham Hall Industrial Yard, Redeham Road, Smallfield

Details pursuant to condition 2 (Scheme of Assessment), 3 (Materials), 4 (Demolition), 6 (Soft Landscape Works), 7 (Tree Protection Plan/Arboricultural Method Statement, 8 (Bird Hazard management Plan), 9 (Drainage Assessment), 12 (Construction Transport Management Plan), 13 (Surface Water Drainage Scheme), 15 (Landscape and Ecological Management Plan) and 16 (Construction and Ecological Management Plan) of planning permission 2024/203 dated 14 March 2025 (Demolition of workshop and storage buildings, erection of replacement buildings comprising 1no two-storey office building and 2no workshop buildings, extension of surface level car parking area, alterations to existing accesses hard landscaping and soft landscaping).

BURSTOW PARISH COUNCIL

2026/411 – The Squash House, 128 Redehall Road, Smallfield

Variation of Condition 3 (External Materials), Condition 4 (Hard & Soft Landscaping), Condition 5 (Dwelling Occupation), Condition 6 (provision of facilities for the secure, covered parking of bicycles & the provision of a charging point for e-bikes) and Condition 7 (The development will achieve a 10% reduction of carbon emissions through renewable resources) 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) to reword the relevant conditions so that the stable conversion and barn conversion can be treated separately for condition discharge and implementation purposes

2026/470 – Lyndhurst, Cross Lane, Smallfield

Erection of single storey rear extension and dormer roof extension

2026/361 – Streathbourne House, 75 Redehall Road, Smallfield

Construction of 4no. three-bedroom semi-detached houses and 4no. 4-bedroom detached houses with associated parking and landscaping following the demolition of the existing annexes.

7 Decisions and appeals

2026/282 – Silver Birches, Effingham Road, Burstow

Variation of Condition 2 (Approved Plans) of ref: 2024/1219 dated 02/04/2025 (Demolition of existing barn, stables and shed and erection of 5 bedroom dwelling and associated works). Variation of plans to allow for minor alterations to the proposed dwelling *Approved*

2026/59 – 1 Geary Close, Smallfield

Demolition of rear conservatory. Erection of two storey rear extension. Proposed first floor window to the north side elevation. *Approved*

2026/63 – 14 Alberta Drive, Smallfield

Erection of rear ground floor extension, extension to existing front porch and loft extension *Approved*

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*

2025/1382 – 100 Redehall Road, Smallfield

Material change of use from redundant lane to storage (area B), display and sales (area A) of vehicles (Retrospective) *Refused*

2025/1096/Cond3 – Land on South Side of Plough Road, Smallfield

BURSTOW PARISH COUNCIL

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/24/3357972) 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) *Refused*

- 8 Agenda items Councillors would like listed for the next meeting