

Burstow Parish Council

Planning Committee

Minutes of the meeting of Burstow Parish Council's Planning Committee held at 6.30pm
on Tuesday 12th May 2026

Open Forum

No members of the public attended this meeting.

Members Attending: Chairman Bob Locke, Committee Chairman Debbie Hale, Cllrs
Alison Lewis, Cat Dodman, Donna Morris and Eddie Lord

- 1 Apologies received from Cllrs Ashleigh Bolton and Andrew McLean for reasons accepted by Committee
- 2 Declarations of Interest – All members noted that the applicant of 2026/470 – Lyndhurst, Cross Lane is a previous employee of the Parish Council
- 3 Dispensation given to all members as they do not know the applicant of 2026/470 personally. The Clerk was his line manager when he worked for the Parish Council and they did not have direct contact with him.
- 4 The minutes of Tuesday 20th April 2026 were signed as a true record of the meeting
- 5 No matters arising from the minutes
- 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)).

Recommend: Noted

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).

Recommend: Noted

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

Details pursuant to condition 2 (Scheme of Assessment), 3 (Materials), 4 (Demolition), 6 (Soft Landscape Works), 7 (Tree Protection Plan/Arboriculture Method Statement, 8 (Bird Hazard management Plan), 9 (Drainage Assessment), 12 (Construction Transport Management Plan), 13 (Surface Water Drainage

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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).

Recommend: Noted

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

Recommend: Noted

2026/470 – Lyndhurst, Cross Lane, Smallfield

Erection of single storey rear extension and dormer roof extension

Recommend: Approve

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.

Recommend: This application does not run contrary to the Burstow & Smallfield draft Neighbourhood Plan. Should the Planning Authority approve this application the Parish Council would like the following planning conditions to be applied

1 – No development to start without an approved tree protection plan

2 – No development to be approved unless a private sewage treatment works is required. Smallfield has known capacity issues within the sewage network. Any new development in the parish should only discharge clean water. The plant should be maintained annually by a qualified person and not a resident.

3 – No development should be approved unless there is a positive contribution to the public transport system

4 – No development should be approved unless heating is supplied by either a ground or air source heat pump.

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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

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 Urgent Items - Cllr Hale note that a new application for Rookery Lodge, Rookery Hill has gone live and will be listed for the next meeting.

There being no further business, the meeting closed at 18.47. The next scheduled committee meeting takes place at 6.30pm on Tuesday 26th May 2026

Signed Date