

Burstow Parish Council

Planning Committee

Minutes of the meeting of Burstow Parish Council's Planning Committee held at 6.30pm
on Tuesday 9th June 2026

Open Forum- Two members of the public attended

Members Attending: Cllrs Ashleigh Bolton, Debbie Hale, Eddie Lord, Andrew McLean,
Donna Morris. Est Surrey Councillor Nick Greenfield

- 1 Cllr Alison Lewis proposed the Cllr Debbie Hall be elected Committee Chair, seconded by Cllr Ashleigh Bolton. No further nominations received. Cllr Hall was elected unanimously.
- 2 Apologies received from Cllrs Bob Locke and Cat Dodman for reasons accepted by Committee.
- 3 No declarations of interest received and no dispensations required
- 4 The minutes of Tuesday 12th May 2026 were signed as a true record of the meeting.
- 5 Planning applications for consideration

2026/547 – Land Adj to Alwyn, To the West of Horley

Description Variation of Condition 2 (Pitch Limit), Condition 6 (Permitted use and removal) and Condition 7 (Landscaping) of planning appeal ref: APP/M3645/C/24/3349392 & APP/M3645/C/24/33493937 dated 25/07/2025 (The use of the land and buildings as a residential caravan site, and also the laying of hardcore) to be varied such that restriction to 1 pitch be allowed to be amended to 2 pitches.

Recommend: Committee requests that Tandridge District Council declines to determine this application due to outstanding enforcement action and a High Court injunction for failure to comply with the conditions specified by the Inspector.

2026/604 – Six Acre Farm, Broadbridge Lane, Smallfield

Prior Approval of Demolition of former workshop building and construction of new dwelling house (Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA)

Recommend: there are no drawings attached to the application. Committee requests these be provided before commenting.

2026/445/NH – Woodbury Farm, Clay Hall Lane

Description Erection of single-storey rear addition which would extend beyond the rear wall of the original house by 8.00 metres for which the maximum height would be 4.00 metres, and for which the height of the

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eaves would be 2.40 metres. (Larger home extension) (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A)

Recommend: Approve

2026/576 – Mole End, Cogmans Lane, Smallfield

Lawful Development Certificate (proposed) Erection of Single storey extensions to either side of dwelling.

Recommend: Whilst the proposal may fall within permitted development rights, Council has concerns regarding how vehicular access will be achieved given one side extension will extend significantly into where cars park and the turning point for the garage. Committee also believes that the appearance such a proposal would create would not be in keeping with the street scene

2026/358 – Woodbridge, Chapel Road, Smallfield

Variation of Condition 2 (Plans) of planning permission ref: 2023/43 (Change of use from meditation centre to shop (Class E) (retrospective). Erection of single storey rear extension and external staircase.) to allow the rear extension roof to be replaced with a flat roof and the staircase to be relocated at the rear with access to the upper flat via the flat roof to the rear of the building.

Recommend: Already approved

2026/388 – Land at Burstow Lodge Farm, Smallfield

Demolition of existing building and erection of 3 to 4 dwellings (Permission in principle).

Recommend: Committee notes that a phone mast and electricity substation are relatively close to the proposed area. The junction where Rookery Lane meets with Rookery Hill also has another junction, Chapel Road, in practically the same location and would necessitate almost a U-turn if a vehicle is travelling south. With two junctions in such close proximity there are concerns over how visibility and safety would be prioritised. Whilst the proposal accords with the emerging Neighbourhood Plan in relation to small size development, Committee believes the location is wrong. The area is known to flood. Refuse

6 Decisions and appeals

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 Approved

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2026/215 – Woodcroft, Copthorne Bank, Copthorne

Erection of first floor rear extension and associated roof alterations.
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

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). Approval of condition details

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)). Approval of condition details

2022/1658/Cond1 – Land North of Plough Road and east of Meadow View, Smallfield

Details pursuant to 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).) Approval of condition details

2025/1082 – 1-6 The Evergreens, Dowlands Lane, Copthorne

Sub-division of land to form 5 gypsy and traveller pitches to include car parking and associated works; revised application to 2024/1135.
(Retrospective) (Change of description and address) Approved

2025/1023 – Southview, Church Road, Burstow

Retention of building /use: B2 vehicle workshop (360 sq metres) Approved

2025/1369 – Edenburn, Effingham Road, Burstow

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

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2026/175 – Land to West of Redehall Road, Smallfield

Erection of up to seven dwellings (Permission in Principle) Approved

2025/1063/Cond1 – Rustic Cottage, Broadbridge Lane, Smallfield

Description Details pursuant to Condition 3 (Hard and soft landscaping), 4 (Materials), 5 (Carbon emissions), 6 (Cycle facilities), 7 (Tree protection plan), 8 (Trees and Hedges), 9 (Drainage) and 12 (Ecological

Enhancement Plan) of planning permission ref: 2025/1063 dated

22/12/2025 (Demolition of existing dwelling and outbuilding.

Construction of replacement dwelling (self-build /custom build)) Approval of condition details

2026 – Woodcroft, Copthorne Bank

Erection of first floor rear extension and associated roof alterations. 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

2025/1080 – The Acres, Dowlands Lane, Copthorne

Sub-division of land to form 5 gypsy and traveller pitches, a stable, car parking and associated works. Revised application to 2024/1134

(Retrospective) (Change of description and address) Approved

2025/1396 – Pond Cottage, 77 Redehall Road, Smallfield

Proposed single storey garage to the front of Pond Cottage Refused

2025/987 – North end Paddock, Church Lane, Burstow

Change of use of land from equestrian to a mixed use including a private gypsy and traveller caravan site for 8 static caravans, including parking.

Revised siting of proposed stable block permitted under 2024/140.

Retention of hardstanding. (Part retrospective) Approved

2025.1007 - Plot A, Land South of Plough Road, Smallfield

Change of use of the land for the stationing of two static mobile homes and two touring caravans for Gypsy/Traveller use only. Retention of existing site entrance and associated hard and soft landscaping.

Provision of Ecological and Biodiversity enhancements. 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

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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

6 No urgent matters

There being no further matters the meeting closed at 18.00. The next scheduled meeting takes place at 6.30pm on Tuesday 23rd June 2026

Signed Dated