

Burstow Parish Council

Planning Committee

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

Open Forum – One member of the public attended but did not speak

Members Attending: Committee Chairman Debbie Hale, Chairman Ashleigh Bolton,
Vice Chairman Bob Locke, Cllrs Eddie Lord, Rachel Farrow, Andrew McLean, Alison
Lewis, Donna Morris and Cat Bolton

- 1 No apologies required.
- 2 No Declarations of Interest and no dispensations required
- 3 The minutes of Tuesday 9th June 2026 were signed as a true record of the meeting. Cllr Alison Lewis was added to the attendance list
- 4 No matters arising
- 5 Planning Applications for consideration
2026/533 – Land adj to 31 Wheelers Lane, Smallfield
Proposed partial demolition of the existing buildings and the erection of a new detached dwellinghouse (Relocation of dwelling as approved via 2024/1313)
Recommend: Approve
2026/728 – 29 Park Road, Smallfield
Demolition of existing garage. Erection of a single storey side and front extension to existing dwelling.
Recommend: Approve
2025/1080/Cond1 – The Acres, Dowlands Lane, Copthorne
Details pursuant to the discharge of Condition 2 (Hard and soft landscaping, biodiversity, cycle storage and parking) of planning permission ref: 2025/1080 dated 21/05/2026 (Sub-division of land to form 6 gypsy and traveller pitches, a stable, car parking and associated works. Revised application to 2024/1134 (Retrospective).

Recommend: The applicant has not completed any of the soft landscaping. The entire area is covered in hardcore. They have extended the site to the rear boundary with Cophall Farm without the correct consent in place. A brick entrance has also been erected without planning consent. Refuse

2026/596 – Dev Site South of 2 & 4 Willow Place, Smallfield

Erection of three dwellings

Recommend: *Approve subject to additional visitor parking*

2026/691 – 66 The Cravens, Smallfield

Retrospective change of use of land south of No. 66 The Cravens to residential curtilage

Recommend: *Approve subject to proof of ownership of land*

6 Decisions and appeals

2024/1316 – Land North of Effingham Road, RH10 3HY

Proposed change of use of land to Showmen's Permanent Quarters (4 plots) comprising chalets/caravans and area for storage of rides and equipment (maximum height of 4.5metres), testing and maintenance area together with associated boundary works including, amendments to vehicular access, provision of hardstanding, 1.2 m (high) post and wire fence, 2 metre (high) security perimeter fencing and landscaping. (Additional Info received) Approved

2026/547 – Land Adj Alwyn to the West of Horley, RH6 9TJ

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. Declined to Determine

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

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 eaves would be 2.40 metres. (Larger home extension)(General Permitted Development) (England) Ofder 2015 (as amended) - Sche dule 2, Part 1, Class A) pp not required

2026/470 – Lyndhurst, Cross Lane, Smallfield

ERECTION OF SINGLE STOREY REAR EXTENSION & DORMER ROOF EXTENSION
Approved

2025/946 – Cherry Blossoms, Antlands Lane, Shipley Bridge

Siting of additional mobile home within existing Gypsy/Traveller site, and the erection of Stables building following demolition of dayroom (part retrospective)
Declined to Determine

2025/650 – Land to the Rear of Plot 1, Plough Road, Smallfield

Change of use of the land for the stationing of four additional static homes and four additional touring caravans for Gypsy/Traveller use only for a single site.
Creation of new site entrance and associated hard and soft landscaping.
Refused

- 7 Urgent Items – The Clerk advised Committee of recent unauthorised activity at the Plough Road/Dowlands Lane site. The residents have fly tipped commercial waste along the rear boundary. It appears as though some of the waste may be asbestos. Fuller delivered a tipper load of hardcore and this is being spread to the rear of one of the legal plots. It appears as though they are extending the ‘road’ into the undeveloped field and there are concerns that further unauthorised invasion/development may be imminent. They have also torn out more of the hedgerow on Dowlands Lane, opposite Smallfield Cottage, widening the entrance by approximately 16 feet. All of this has been reported to Tandridge Planning Enforcement.

There being no further business the meeting closed at 7pm. The next scheduled meeting takes place on Tuesday 28th July at 6.30pm

Signed..... Dated