

BURSTOW PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting 8th January 2019 at 7.10pm, at the Centenary Hall, Smallfield

Open Forum: No members of the public attended

Attendance: Chair of Planning Debbie Hale, Chairman Ian Wates, Vice Chairman Ray Holdsworth and Cllrs Trevor Brock, Phil Hamlet, Ashleigh Bolton and Eddie Lord

- 1 Apologies received and accepted from Cllr Locke for reasons noted by Committee and accepted.
- 2 Declarations: None received
- 3 Dispensations: None
- 4 The minutes of Tuesday 11th December 2018 were signed as a true record of the meeting
- 5 Matters arising – None
- 6 Planning Applications for Consideration
TA/2018/2422 – Woodlea, Peeks Brook Lane, Horley (Adjoining Authority)
Use of land for gipsy/traveller accommodation (Consultation from R&B Borough Council)
Settled status – The Gipsy & Traveler Community is considered nomadic. In this application the presence of the mobile home units and the 'day room' (providing dining, cooking, washing and living facilities) are permanent structures and therefore should be considered in the same light as any other application in the Green Belt, and by definition harmful and causing permanent damage to the openness of the Green Belt and should not be permitted
Un – neighbourly – The NPPG 25 states "*Local planning authorities should very strictly limit new traveler site development in open countryside that is away from the existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of and do not dominate, the nearest settled community, and avoid placing an undue pressure on local infrastructure.*"
Green Belt consideration – The application site is within the Green Belt. The NPPG very clearly states that any development within the Green Belt is considered inappropriate and thus harmful to the openness of the Green Belt. The NPPG ("16 Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances") goes on to clarify that there is no special exemption for Gipsy & Traveller status.
Site density – the proposed application site would be densely occupied by 6 pitches. This proposal is in our opinion too dense and inappropriate.

Impact upon the visual amenities of the site and surrounding area - The site currently forms part of the open fields to the west of the existing gypsy and traveller site which are used for grazing. The site is open and forms part of an important landscaped buffer between the M23 motorway and the built-up area of Horley. The use of the site as gypsy and traveller accommodation would result in the introduction of additional structures, close boarded fencing and regulated planting along the boundary of the new site which would have a detrimental impact on the open character of the site, harmful to the visual amenities of the area.
Impact upon amenities - The closest residential properties to the site in Tandridge District are located some distance away to the east on the opposite side of the M23 motorway. Accordingly, no objections are raised with regards to the proposal in terms of their impact on the amenities of Tandridge

residents. However, it is questioned whether this is an acceptable location for further residential accommodation, given the close proximity of the site to the motorway which leads to adverse levels of noise and disturbance to local residents as well as issues relating to air quality.

Highways access – access to the site is through Broadbridge Lane and Perrylands Lane – both unsuitable for the additional strain that would be placed upon them

Recommend: Refuse

TA/2018/2178 – Steeple Farm, Church Road, Burstow

Extension of stables to provide area for storage of trotting cart

Recommend: Approve

TA/2018/2335 – Land at Steeple Farm, Church Road, Burstow

Variation of condition 2 of planning application TA/2017/2196, dated 25/10/2018 to change the number of dogs per person allowed on the land from 6 to 15

The Appeal Decision dated 25th October 2018, by Inspector Luke Perkins, noted that both the Council and appellant suggested conditions that the Inspector has taken into account.

Furthermore, it was the appellant who suggested a limit of 6 dogs being exercised at any one time. Based on the published appeal decision noting this, the Parish Council disagrees with the applicant's statement that this condition was imposed without the applicants knowledge.

We see no reason why the Planning Inspectors conditions should now be considered inappropriate.

Recommend: Refuse

TA/2018/2325 – Brookwood, Church Road, Burstow

Use of property as home animal boarding establishment (CLUED)

The Parish Council has no evidence to submit

Recommend: Noted

TA/2018/2461 – Field Corner, Plough Road, Smallfield

Proposed garage conversion to habitable accommodation and removal of existing front conservatory; replacement with solid extension, new hipped roof adjoining to main roof, new front porch and alterations to fenestration.

The Parish Council notes that this site seems subject to a number of relatively small applications, which in themselves are considered 'minor' and thus approved. BPC also wonders that if a single application was submitted for the combined alterations would TDC have held the same view and approved 'en bloc'. Notwithstanding that, this application does not look to grossly increase the floor space.

Recommend: Approve

TA/2018/2489 – 2 Laundry Cottages, 23 Redehall Road, Smallfield

Proposed side infill extension and re-modelling at rear ground floor, and loft conversion with rear dormer and Juliette balcony

The Parish Council notes that this address is located within the larger settlement of Smallfield and is not out of keeping with similar improvements made by nearby properties.

Recommend: Approve

TA/2018/2398 – 3 Bonwicke Cottages, Copthorne Bank, Copthorne

Front and rear velux windows to roof, vented ridge and roof tiles, plus suspended loft floor, accessed by timber ladder, plus replacement driveway surfaces (CLUED)

The Parish Council has no evidence to offer with regard to this application

Recommend: Noted

TA/2018/2098 – Land between Briarcot and Rose William Cottages, Weatherhill Common, Smallfield

Erection of a detached, 3-bed bungalow with parking and amenity space

The site is located within the Green belt. The NPPF is very clear that development in the Green Belt is, due to the harm it will have, inappropriate. It is only when very special circumstances exist, which outweigh the harm caused to the Green Belt, that development then becomes acceptable. This application, in our opinion, does not offer any special circumstances.

The application also fails on sustainable transport – access to the site is through a private road that opens onto Hathersham lane, on a dangerous bend, where visibility of oncoming traffic is restricted.

Recommend: Refuse

7 Decisions and Appeals

TA/2018/2198/NC – Milcroft, Church Road, Burstow

Change of use from Light Industrial (Class B1c) to Dwelling (Class C3) **Prior approval refused**

TA/2018/2056 – Oak Lodge, Chapel Road, Smallfield

Additions to roof space and loft conversion **Refused**

TA/2018/1992 – Field Corner, Plough Road, Smallfield

Variation of condition 2 of planning application TA/2018/828, dated 15 June 2018 to allow for fenestration alterations and relocation of porch to front elevation and the addition of obscured windows to the east and west elevations at first floor level (Amended description)

Approved

TA/2018/806 – Ellerton Yard, Peeks Brook Lane, Burstow

Proposed use of site, including existing buildings and structures thereon, for B2 or B8 use or plant hire use or as a recycling facility, or a combination of any or all of the above uses together with the retention of the 5m high screen along part of the northern boundary

Approved

TA/2017/2581 – Rough Beech Farm and 3 & 4 Dowlands Cottages, Dowlands Lane, Smallfield
Conversion of Rough Beech Barn to 2 dwellings, erection of single storey side porch extension, alterations to rear roof pitch, removal of rain water tank and shed; conversion of 3 & 4 Dowlands Cottages to office use (Class B1); creation of associated garden areas, car parking, driveway and pedestrian walkway; alterations to vehicle access (Amended Plans) **Approved**

TA/2017/2080 – Workshop Rear of Greenleas, 10 Redehall Road, Smallfield

Demolition of existing buildings; erection of 16 dwellings with associated access, landscaping and parking **Refused**

8 Items of an urgent nature brought to Committees attention for inclusion on a future agenda
None

There being no further business the meeting closed at 7.25pm. The next Planning meeting is scheduled for 7.00pm on Tuesday 22nd January 2019

Signed.....Dated.....