

BURSTOW PARISH COUNCIL
PLANNING COMMITTEE

Minutes of the Planning Committee meeting 23rd April 2019 at 7.00pm, at the Centenary Hall,
Smallfield

Open Forum: Four members of the public attended to speak about Item 6: TA/2019/660 – 3 Hayes Walk, Smallfield. The residents are not in favour of the development proceeding due to the negative impact this would have on their properties.

Attendance: Chair of Planning Debbie Hale, Chairman Ian Wates, Vice Chairman Ray Holdsworth and Cllrs Trevor Brock, Bob Locke, Ashleigh Bolton

- 1 Apologies received and accepted from Cllr Hamlet for reasons noted by Committee and accepted.
- 2 Declarations: None
- 3 Dispensations: None
- 4 The minutes of Tuesday 9th April 2019 were signed as a true record of the meeting
- 5 Matters arising – None
- 6 Planning Applications for Consideration
TA/2019/610 – Partridge Stud, Effingham Lane, Copthorne
Erection of three x two-storey, 4-bed dwellings and 1 x 3-bed bungalow with associated parking and landscaping involving demolition of existing buildings
The Parish Council notes and accepts that consent for 3 dwellings is in place. The applicant has previously been refused consent for a fourth dwelling and dismissed on appeal due to encroaching on the Green Belt. This application looks to demolish a number of outbuildings between Partridge Cottage and The Lodge. The Parish Council objects to this proposal as any further development in the Green Belt is by definition ‘inappropriate’ and causes harm to the openness of the Green Belt. The creation of each dwelling brings with it domestication of the scene with parking and cultivated gardens with associated paraphernalia. In addition, this site is located in an unsustainable location, necessitating reliance on private vehicle.
Recommend: Refuse
TA/2019/660 - 3 Hayes Walk, Smallfield
Proposed first floor side extension and loft conversion
The Parish Council objects to this application. In our opinion the site is unsuited to accommodate the size and scale of the proposal. To have a 7-bedroom, three storey house would be out of keeping with the street scene. There are no 3-storey building in the street Furthermore, the inclusion of the dormer windows with Juliette balcony would be intrusive to neighbouring properties, taking away their quiet enjoyment of the homes and garden by virtue of over-looking them. There appears to be insufficient parking available to accommodate the potential number of cars this development could accrue
Recommend: Refuse
TA/2019/595 – The Depot, Redehall Road, Smallfield
Erection of 6 x bungalows with habitable roofspaces with access, parking, landscaping and other associated works

The Parish Council notes there are a number of application relating to this site using a variety of names such as Greenleas, The Depot and V&V Motors. We are concerned that this may lead to confusion and prevent interested parties in submitting comments concerning proposed development here.

Previous application to develop this area have been refused and dismissed at appeal due to the encroachment into the Green Belt causing permanent harm to its openness. We consider this application to demonstrate no special circumstances to allow the harm to be outweighed. In our opinion a 'bungalow' refers to a single-storey dwelling. This proposal very clearly has habitable roofspace so by definition is a two-storey development. We do not accept the applicants claim that this development would be 'affordable' housing as a very similar application looked to commute their requirement to provide affordable housing based on the financial viability of providing such housing.

Recommend: Refuse

TA/2019/613 – Jaxsland Farm, East Hill Lane, Copthorne

Approval of reserved matters for application reference: TA/2018/1392, dated 04/10/2019 for condition 3

The Parish Council notes the application shows a similar floorplan to the application TA/2018/1392 and accepts the District Councils decision on compliance with condition 3 of that application.

7 Decisions and Appeals

TA/2019/247 – Pembray

Construction of front dormer to create head height in the family bathroom. CLUED **Granted**

TA/2019/99 – Covertwood, 120 Redehall Road, Smallfield

Single storey rear extension, porch to front, conversion of roofspace to habitable use to include 7 x rooflights and 1 x front rooflight, involvind demolition of existing detached garage and outbuilding (Resubmission) **Approved**

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

Additions to roofspace and loft conversion **Allowed**

TA/2017/2675 – Hollesley Farm, Normans Road, Smallfield

Demolition of redundant barn/stables and erection of detached dwelling **Dismissed**

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 7.30pm. The next Planning meeting is scheduled for 8.30pm on Tuesday 14th May 2019

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