

BURSTOW PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting 26th February 2019 at 7.00pm, 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 22nd January 2019 were signed as a true record of the meeting

5 Matters arising – None

6 Planning Applications for Consideration

TA/2018/1870 – The Green Barn, Antlands Lane, Shipley Bridge

Storage of scaffolding poles, scaffolding board and clips by way of scaffolding tower

The Parish Council objects to the proposed change of use, it does not consider the location suitable.

Recommend: Refuse

TA/2019/235 – Wrentnall, Shipley Bridge Lane, Shipley Bridge

Porch to front and detached outbuilding for use as an annexe ancillary to main dwelling

The Parish Council has no objection to the addition of a porch to the front. We have serious concerns regarding the size and layout of the proposed annexe as it has the form and function of a separate dwelling. The application address is within the Green Belt and in our opinion there are no special circumstances that outweigh the harm to the Green Belt

Recommend: Approve porch, refuse annexe

TA/2019/247 – Pembray, 116 Redehall Road, Smallfield

Construction of front dormer to create head height in the family bathroom (CLUED)

The Parish Council does not consider a dated satellite overhead photograph does present sufficient detail to satisfy the criteria for a certificate of lawfulness of an existing development.

Recommend: Additional evidence required

TA/2019/150 – Pond Cottage, 77 Redehall Road, Smallfield

Formation of small single storey front extension to provide entrance porch, removal of existing pitched roof over front section of kitchen, replaced with flat roof and replacement of existing first floor window

No objection

Recommend: Approve

TA/2019/169 – Lovell Dene, Copthorne Bank, Copthorne

Change of use to a place of worship (Class D1) (Thai Buddhist Temple) and accommodation, disabled ramps and 6 x parking spaces.

The Parish Council remains concerned about potential traffic management problems relating to the change of use to Class D1 – this would permit the owner, and any future owners, to run frequent activities that would cause harm to the openness of the Green Belt, by virtue of the number of vehicles attending the site. The site is located in an ‘unsustainable’ location and any visitors would be heavily reliant on travelling by private vehicle. Whilst not being permanent, by virtue of introducing a number of vehicles to the Green Belt (regardless of frequency) there would be harm caused to the Green Belt. Given the site is already occupied by practicing monks, there is no advantage to be gained by them in change of use.

Recommend: Refuse

TA/2019/200 – The Drake Green Lane, Shipley Bridge

Two x 4-bed dwellings with habitable roofspace, parking and amenity space

This application is located within the Green Belt. Green Lane is a small, un-adopted private road, situated some distance away from the larger settlement of Smallfield. There is no public transport available except by walking along the unlit lane with no pavement. In the parish councils view this site does not comply with the definition of sustainable transport.

The NPPF sets out very clearly the need to protect the openness of the Green Belt. Exceptions to this are defined as having ‘very special circumstances’ that outweigh the harm caused. We do not consider the applicant has demonstrated any special circumstances.

There is also a reasonable prospect that residential amenities to neighbouring and nearby properties will suffer harm, from both construction traffic during construction but also residential journeys to and from these properties once they are built.

Green lane is a known flood risk area and any additional building would create additional stress on the heavy clay soil’s ability to soak away surface water.

Recommend: Refuse

TA/2019/280 – 14 Gorse Drive, Smallfield

One and a half storey side extension

Recommend: Approve subject to neighbours support/objection.

7 Decisions and Appeals

TA/2018/2576 – Pembray, 116 Redehall Road, Smallfield

Single storey rear extension (Resubmission) **Approved**

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

Demolition of existing front conservatory, erection of single storey front extension, front porch, conversion of garage to habitable accommodation and alterations to fenestration (Amended description) **Approved**

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

Extension of stables to provide area for storage of trotting cart **Refused**

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 fixed timber ladder, plus replaced driveway surfaces (CLUED) **Granted**

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

Use of property as a home animal boarding establishment (CLUED) **Refused**

TA/2018/2098 – Land between Briarcot and Road William Cottage, Weatherhill Road, Smallfield

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

TA/2018/1238 – Land adj to Peeks Brook Lane, Smallfield

Creation of a temporary compound relating to motorway improvement works (CLOPD) **Granted**

- 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 7.15pm. The next Planning meeting is scheduled for 7.00pm on Tuesday 12th March 2019

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