

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the Planning Meeting of Burstow Planning Committee on Tuesday 9th November 2021 at the Centenary Hall, Wheelers Lane, Smallfield

Open Forum – Two members of the public attended. One in relation to application 2021/1277. The resident stated that the current building does not correlate with the planning consent gained under 2018/2178. Planning Enforcement, Paul Watson, has visited the site and agreed there are substantial differences between the building that was built and what was applied for. He recommended a new application be submitted for consideration. The stable doors and overhand have been removed and residential quality fenestration inserted. The roof is also substantially different to the original plans. Interior walls have been removed, creating one large open plan area. The owner has stated on video recordings that he intends to occupy the building as a dwellinghouse. The second resident arrived towards the end of the meeting and, when the meeting was closed, asked and was given consent to address the committee. The resident was speaking with regard to application 2021/166 and wished to know why no decision notice had been issued despite the requisite time having elapsed. The resident was also concerned about the removal of wildlife from the site. Committee explained that TDC may have asked, and been granted, a time extension by the applicant and the website not been updated to reflect this. The other option was for the applicant to ask the decision process be undertaken by a planning inspector due to 'timing out' at Tandridge. The resident was directed towards the ecological survey of the application bundle for information about the wildlife.

- 1 Apologies received from Cllrs Bolton and Brock and accepted by Committee
- 2 DECLARATIONS OF INTEREST – All members are required to declare, at this point in the meeting or as soon as possible thereafter:
 - (i) any Disclosable Pecuniary Interests (DPIs) in respect of any item(s) of business being considered at the meeting and/or
 - (ii) other interests arising under the Code of Conduct in respect of any item(s) of business being considered at the meeting. Anyone with a DPI must, unless a dispensation has been granted, withdraw from the meeting during consideration of the relevant item of business. NONE
- 3 DISPENSATIONS (If required) NONE
- 4 The MINUTES of the previous meeting held on Tuesday 12th October 2021 were accepted by Committee
- 5 No MATTERS ARISING from the minutes
- 6 PLANNING APPLICATIONS for consideration
2021/1831/NH – 8 Grange Way, Smallfield
Erection of single storey rear extension which would extend beyond the rear wall of the original house by 6.85 metres, for which the maximum height would be 3.70 metres, and for which the height of the eaves would be 2.25 metres. (Notification of a Proposed Larger Home Extension)
Recommend: As this house has been previously extended, perhaps by a previous owner, the Committee considers that this application should be required to apply for full planning approval.

2014/1809/Cond10 – Land West of Grasslands, Cooper Close, Smallfield

Details pursuant to the discharge of Condition 8 (Contamination) of planning permission ref: 2014/1809 dated 5th February 2016 (Erection of up to 51 dwellings. access only (outline)). *Noted*

2021//1790/TPO – 2 Chapelside, Chapel Road, Smallfield

T2) - Oak of MWA Arb Report -Remove (Please refer to report and photos included with application.) *Accept Tandridge Tree Officers recommendation but would like to see a replacement tree planted.*

2021/1791 – Burstow Bridge Cottage, Church Lane, Burstow

Proposed single storey outbuilding to include double garage, home gym, potting shed, bike and workshop tool stores (Certificate of Proposed Use or Development).

Recommend: *Refuse; As the size of the proposed structure is large and the address within the Green Belt Committee considers a full planning application, to fully examine the impact on the Green Belt should be required.*

2021/1778 – The Depot, Redehall Road, Smallfield

Erection of eight dwellings together with associated access and landscaping

Recommend: *As this application would offer protection to the green space to the rear of the site Committee recommends this application be approved*

2021/1637 – Workshop Rear of Greenleas, 10 Redehall Road, Smallfield

Variation of condition 2 (Plans) of planning permission ref: 2017/2081 (Demolition of existing buildings.

Erection 10 dwellings with associated access, landscaping and parking.) to allow for submission of substitute house types for plot 5-10 and minor adjustments to the access road (Amended Address) **Recommend Approve**

2021/1771 – Rock Haven, Broadbridge Lane, Smallfield

Proposed loft conversion to include the raising of roof (hip to gable), the insertion of 1no. dormer to rear, proposed single storey side extension to existing dwelling. **Recommend: Approve**

2021/1743 – Holly House, Church Road, Burstow

Proposed conversion of Coach House to ancillary residential accommodation to include proposed single-storey extension and the insertion of 3no. dormers.

Recommend: *Refuse; This application is sited within the Green Belt. The accompanying drawings do not indicate any proposed use to the loft area and, as such, the Planning Committee considers that sufficient light would be afforded to the interior of the space through use of roof lights. This would have a far lesser impact upon the openness of the Green Belt and cause less harm.*

2021/1732 – Thornbridge Farm, Shipley Bridge Lane, Shipley Bridge

Replacement of manual gates with new electric gates. **Recommend Approve**

2021/1718 – Whiteleaf Farm, Cogmans Lane, Smallfield

Erection of attached livestock building **Recommend Refuse;** *The applicant has previously been granted consent for livestock and store buildings in '95, '96, 2013, '15 x2, '18 and earlier this year. Committee does not consider the applicant has demonstrated sufficient need to require yet another building in a Green Belt area.*

2021/1691 – Chedlands, Church Lane, Burstow

Erection of a new three bedroom bungalow. **Recommend: Refuse;** *the site is located within the Green Belt and any development would cause permanent harm to the openness of the Green Belt. The applicant has not, in Committee's opinion, demonstrated sufficient circumstance to overcome that harm.*

2021/1277 – Land at Steeple Farm, Church Road, Burstow

Variation of condition 2 (Approved plans) of planning permission ref: 2018/2178 (Extension of stables to provide area for storage of trotting cart) to allow for internal layout alterations, fenestrations alterations and changes to external materials. **Recommend: Refuse and issue enforcement notice requiring demolition of existing structure as it has not been built in accord with consent obtained under 2018/2178. The applicant**

has openly stated, on video record, that he intends the structure to be occupied for residential purposes. Unauthorised alterations, including, but not limited to, domestic fenestration, roof alterations, removal of stable doors, overhang and internal wall should be removed/reinstated as per original consent given

2021/924 – Ebenezer Cottage, Chapel Road, Smallfield
Formation of vehicle crossover. *Recommend Approve*

7 Decisions and Appeals

2021/1705/NH - Beth Shan, Broadbridge Lane, Smallfield

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.2 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres (Notification of a Proposed Larger Home extension) *Prior approval not required*

2021/1678/NH – 4 The Homestead, 89 Redehall Road, Smallfield

Erection of single storey rear extension which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 2.60 metres. (Notification of a Proposed Larger Home Extension) *Prior approval required and given*

2021/1623 – The Old Cottage, Hollesley Farm, Smallfield

Erection of single storey rear extension (Certificate of Lawfulness for a Proposed Development) *Approved*

2021/1357 – The Drake, Green Lane, Shipley Bridge

Erection of detached dwelling with associated ramp access, first floor terrace and carers room with associated parking, access, bin store and landscaping. *Refused*

2021/1195 – Burstow Park Riding Centre, Antlands Lane, Shipley Bridge

Removal of conditions 7 (permitted development rights restriction to enlarge dwelling) and 9 (permitted development rights restriction to erect further buildings within curtilage of dwelling) in relation to 2004/144 for "Removal of existing mobile home and erection of 4-bed bungalow for occupation in connection with riding school" approved 26 March 2004. *Refused*

2021/1185 – 4 The Homestead, 89 Redehall Road, Smallfield

Erection of single storey rear extension and rear extension to existing loft. (Certificate of Lawfulness for Proposed Use or Development) *pp Not required*

8 No items of an urgent nature

The meeting closed at 6.45pm. The next scheduled meeting is Tuesday 23rd November 2021. The time will be confirmed when the agenda is produced.

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