

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the Planning Meeting of Burstow Planning Committee on Tuesday 14<sup>th</sup> September 2021 at the Centenary Hall, Wheelers Lane, Smallfield

Open Forum – No members of the public attended

- 1 None received
- 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 27<sup>th</sup> July 2021 were accepted by Committee
- 5 No MATTERS ARISING from the minutes
- 6 PLANNING APPLICATIONS for consideration

2021/1211/NH – Land West of Grasslands  
Discharge of condition 20 (Verification of Remediation) for plots 20,22,25 and 28 (partial discharge) attached to pp 2014/1809 for the "Erection of up to 51 dwellings. access only (outline)" *Noted*

2021/1511/NH – 4 Bridgeham Way, Smallfield  
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.6 metres, for which the maximum height would be 3.7 metres, and for which the height of the eaves would be 2.2 metres (Notification of a Proposed Larger Home extension) *Noted*

2021/1483 - Hartley Farm, Shipley Bridge Lane, Burstow  
Erection of single storey building for the storage of commercial vehicles. (Certificate of Lawfulness for Existing Use or Development) *Noted*

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. *Approve*

2021/1353 – Alwyn, Green Lane, Shipley Bridge  
Erection of single storey rear extension pitched roof over existing flat roof (previous extension) *.Approve*

2021/1251 – Allingham Farm, Copthorne Bank, Copthorne  
Partial demolition of outbuildings and conversion of the remaining outbuildings into four single storey dwellinghouses with associated alterations, garden areas and parking *Approve subject to the applicant adhering to all of Historic England's conditions*

2021/1094 – The Garden House, The Hollies, Copthorne

Demolition of existing dwelling and two existing outbuildings. Removal of tennis court and hardstanding to Wild Meadow. Erection of replacement dwelling. *Approve*

2021/1057 – Workshop, Rear of Greenleas, 10 Redehall Road, Smallfield

Demolition of existing buildings and erection of 2 No dwellings with associated access, parking, landscaping and associated works. *Approve*

2021/1032 – Development Site at Rear of 32, 34 Wheelers Lane, Smallfield

Erection of a detached dwelling with parking and landscaping

Whilst the Parish Council is aware that this site is within the larger settlement of Smallfield and in principal supports development in the village rather than the Green Belt, this application raises flooding concerns. In the flood event of 2013/14 a significant number of dwellings suffered water ingress. This resulted in many residents having to vacate their homes for several months. The geology is such that Smallfield sits on heavy clay soil with very poor drainage opportunities. The village is surrounded by several higher areas such as Outwood and Bletchingley. During wet weather there is considerable run off from these areas bring large amounts of storm water to the village. Smallfield, somewhat unusually, has a combined storm and waste water system that was ‘culverted’ during the 1960’s. This restricts the amount of water that can be contained and results in flooding in the village and/or prevents residents from being able to access their waste water system at home for fear of it leading to internal flooding. There is a further constraint in getting water ‘away’ from Smallfield. The area drains in an east-west direction, feeding into the River Mole. When the M23 was constructed all the storm water was re-directed through several pipes that go under the motorway. With all the repeated development the system has become more and more stressed. We are concerned that there is insufficient capacity within the system to support additional development and Thames Water have raised similar concerns. The applicant has failed to respond to any queries or requests for information made by Thames Water. No decision should be made until the information has been supplied and Thames Water are satisfied there will be no risk of flooding and that the waste water system and pumping mechanism can meet the demand.

When William Gardens was built, the developer laid all drainage pipework based on the assumption they could continue to use easement rights granted to the original two dwelling on the site. Following a successful challenge they were forced to direct the waste water to a sewer in Wheelers Lane. Because the fall of the pipes was upwards the developer had to install a pumping station. The pumps used only have a standard domestic electricity supply and are limited in their effectiveness. Tankers are required on a regular basis to take waste water away to prevent flooding to homes and gardens. The proposed increase in floor levels indicates there is some concern of flooding and this is remediation to address it. There doesn’t seem to be the same regard afforded to existing dwellings in Grange End, Woodside Crescent and William Gardens. The Council also has concerns over the impact on the nearby properties, that would lead to over-looking and loss of privacy.

As part of any development, character and appearance are important to ensure any building is in keeping with the surrounding street scene. It is noted that the applicant proposes to use similar materials to match. However, the proposed entrance is a sharp turning off William Gardens that results in a dislocated impression and there is no natural flow in the access road as one would normally expect.

Recommend *Refuse*

2021/576 – 5 – 6 The Parade, 11 Redehall Road, Smallfield

Replacement of shop front glazing, including moving southern half of glazing out in line with the building line, installation of roller shutters, replacement of existing bollards, replacement of signage with similar new signage. (Retrospective) *Approve*

## 7 Decisions and Appeals

2021/1247 – Development Site at Rear of 10 Redehall Road, Smallfield

Erection of nine dwellings in association with access and landscaping *Refused*

2021/1224 – 26 Kings Mead, Smallfield

Erection of a single storey side/rear and two storey rear extension including garage. Remodelling of roof to provide habitable accommodation. Installation of oak framed porch to front. *Granted*

2018/13/Cond2 – 158 Redehall Road, Smallfield

Details pursuant to the discharge of Condition 7 (Contamination) of planning permission ref:

2018/13/COND1 dated 13th May 2020 (Demolition of existing buildings and erection of residential development consisting of 7 dwellings together with associated landscaping and parking) *Approval of Details*

2021/1193 – 25 Kings Mead, Smallfield

Erection of single storey rear extension and internal alterations. *Granted*

2021/1159 – Fairfield, Effingham Road, Copthorne

Erection of single storey side and rear extension to garage, demolition of existing adjoining roof from garage to dwelling (Certificate of Lawfulness for a Proposed Use or Development) *pp not required*

2021/1163/NH – 26 Gorse Drive, Smallfield

Single storey flat roof rear extension with a pitched roof lantern, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.65 metres, and for which the height of the eaves would be 2.92 metres (Notification of a Proposed Larger Home Extension) *pp is required*

2021/1157 – 16 Broadbridge Lane, Smallfield

Erection of hip to gable roof extensions to each side and dormers to front and rear in association with conversion of loft space to habitable accommodation. Erection of a pitched roof over the garage, together with associated internal and external alterations. *Granted*

2021/1134 – 12 Raleigh Drive, Smallfield

Erection of two storey rear extension. *Granted*

2021/1120 – The Old Cottage, Hollesley Farm, Smallfield

Erection of single storey rear extension. *Refused*

2021/1090 – 2 Careys Wood, Smallfield

Erection of single storey rear and side extension and first floor side extension *Granted*

2017/2081/Cond4 – Greenleas, 10 Redehall Road, Smallfield

Discharge of condition 14 (Arboricultural Method Statement) attached to pp 2017/2081 for "Demolition of existing buildings. Erection of 10 dwellings with associated access, landscaping and parking." *Approved*

2014/1809/Cond8 – Land West of Grasslands, Smallfield

Details pursuant to the discharge of Condition 20 (Contaminated Land) of planning permission ref: 2014/1809 dated 5th February 2016 (Erection of up to 51 dwellings. access only (outline)). *Approval of condition details*

2021/960 – 4 The Parade, 9 Redehall Road, Smallfield

Change of Use of ground floor from cafe/ sandwich shop (Class E(b)) to a mixed use to allow for restaurant (Class E(b)) and takeaway (Sui Generis) with associated works including installation of extract flue to rear elevation. *Granted*

2021/746 – 2 Burstow Lodge Farm, Rookery Lane, Smallfield

Demolition of existing conservatory and erection of two-storey side extension. (Amended plans) *Granted*

2021/545 – Burstow Lodge Farm, Rookery Lane, Smallfield

Conversion of agricultural/equestrian building into a 1-bedroom dwellinghouse (Use Class C3) with associated separate residential curtilage, parking, alterations including new fenestration and demolition of lean-to  
*Granted*

2021/483 - Burstow Lodge Farm, Rookery Lane, Smallfield

Variation of condition 1 of planning permission ref: 81/299/A (Relaxation of condition 1 appeal decision to allow 7 race meetings in any calendar year - 6 race days allowed on appeal) to allow for an increase of race days to 8 per calendar year (Amended description).*Granted*

2021/2249 – Redehall Preparatory School, Redehall Road, Smallfield

Installation of wooden exterior playground trim trail with associated play equipment and means of enclosure (Retrospective) *Granted*

8           No items of an urgent nature

The meeting closed at 6.45pm. The next scheduled meeting is Tuesday 28<sup>th</sup> September 2021. The time will be confirmed when the agenda is produced.

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