

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the Planning Meeting of Burstow Planning Committee on Tuesday 14th December 2021 at the Centenary Hall, Wheelers Lane, Smallfield

Open Forum – No members of the public attended

- 1 Apologies received from Cllrs Brock and Hale 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. All Councillors declared an interest in Item 6 2021/266/Cond1 – Burstow Gardens, Copthorne. The Parish Council sold the land to English Rural Housing Association to provide affordable local housing. The Committee will not comment on this application.
- 3 DISPENSATIONS (If required) **NONE**
- 4 The MINUTES of the previous meeting held on Tuesday 23rd November 2021 were signed as a true record of the meeting
- 5 No MATTERS ARISING from the minutes
- 6 PLANNING APPLICATIONS for consideration
 - 2021/2054 – 26 Gorse Drive, Smallfield
 - Erection of single storey front and rear extension **Recommend:** Approve

2021/266/Cond1 – Burstow Gardens, Copthorne

Discharge of condition 14 (Badger Survey) attached to pp 2021/266 for the "Erection of 3 Affordable dwellings with associated hard standings, amenity space and car parking."

Recommend: Noted

2021/2005 – 35 Park Road, Smallfield

Erection of single storey rear and part wrap around extension

The Parish Council notes this application is sited within the Green Belt. However, the Council does not believe the proposed works would cause harm to the openness of the Green Belt

Recommend: Approve

2021/1989 – Manor Cottage, Chapel Road, Smallfield

Proposed single storey rear extension to form orangery, proposed outbuilding (pool house) and swimming pool.

This application is located within the Green Belt to the north of Smallfield. There is ribbon development along the east side of Chapel Road. The dwellings are fairly uniform in their distance from the roadside and do not extend deeply to the rear of the gardens. Because of this the Parish Council does not object

to the proposed orangery. However, the Council does consider the outbuilding to be oversized and due to its size and distance from the rear of the house would cause harm to the openness of the Green Belt. No very special circumstances have been given to overcome this harm.

Recommend: Split decision – allow the orangery and refuse the outbuilding and pool.

7 Decisions and Appeals

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) *Prior approval refused*

2014/1809/Cond10 – Land West of Grasslands, 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)). *Approval of condition details*

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

T2) - Oak of MWA Arb Report -Remove (Please refer to report and photos included with application.) *Approved*

2021/1771 – Rockhaven, 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. *Granted*

2021/166 – 12 Charlotte Grove, Smallfield

Demolition of bungalow and erection of 14 no. houses with associated landscaping, parking and vehicular access.(Outline) (Amended Plans) *Refused*

8 No items of an urgent nature

The meeting closed at 7.00pm. The next scheduled meeting is Tuesday 11th January 20221. The time will be confirmed when the agenda is produced.

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