

BURSTOW PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting of 14th January 2020 at 6.30pm, at the Centenary Hall, Smallfield

Open Forum: A resident attended the meeting and commented on application TA/2019/2026. He said that the school operates a 1:1 or even a 2:1 staff to pupil ratio and due to insufficient on-site parking, surrounding roads such as Redehall, Geary Close, Park Road, Bridgeham Way had high numbers of parked vehicles. This has reduced two-way driving in these areas down to a single lane. He stated that staff from the school had approached residents who park on these roads and advised the residents that these areas were permit only parking and that residents could no longer leave their legally parked cars on the road. Notices, bearing the school name on the park, had also been left on parked cars telling owners to move them. This has left residents feeling threatened and concerned for the safety of their vehicles. Residents have been told that none of the staff live locally and so all are dependent on private vehicles. It is also said that only one local child attends the school and all others are also brought to and from school by car. Two different head teachers at the Aurora Redehall School have told residents that the parking issue is being addressed but to date all they have done is approach the local scout group and residents to ask if they may park on their property. The school does fit approximately 25 vehicles on to their playground. This doesn't leave space for the children to use the playground or for emergency vehicle access if it is required. The resident said they are opposed to the school being expanded for these reasons

Attendance: Committee chairman Debbie Hale, Chairman, Vice Chairman, Cllrs Ashleigh Bolton, Eddie Lord, Linda Herwig and Trevor Brock

- 1 No apologies
- 2 All councillors declared an interest in TA/2019/2135 – Smallfield Place, Cogmans Lane. The applicant is a Parish Councillor and so no comment will be made for this application
- 3 Dispensations – none required
- 4 The minutes of Tuesday 10th December 2019 were signed as a true record of the meeting.
- 5 Matters arising – None
- 6 Planning Applications for Consideration
TA/2019/2056 – Jubilee Hall, Redehall Road, Smallfield
Replacement classroom and services building, including demolition of existing teaching including additional 4 parking spaces
Committee listened to, and supported, resident's concerns about insufficient parking and the subsequent difficulties and anti-social behaviour from staff, arising from this. No details were included within the application regarding how much the pupil numbers will increase if the application is approved and Council is of the opinion that the proposed 4 additional spaces will not meet the required increase in staff numbers, thus causing further issues. There are regular complaints from nearby residents about pavements and driveways being obstructed by school related parking.

The Surrey County Council Parking of January 2018 states that any new schools, or those proposing expansion, are expected to develop, update and monitor School Travel Plans. No travel plan has been submitted as part of the application and therefore we are unable to be definitive. However, it is clear, even at present, that the school does not meet the standard that “operational requirements (broadly defined as staff and visitors) should be provided for only, together with overflow parking areas for community use.”

Redehall School is sited within the Green Belt and as such, any development is considered to be harmful to the openness. The applicant argues that very special circumstances should override this consideration due to the nature of the business, the education of children with SEN. This may well be true if the children receiving the education were from the local community and thus a benefit to the wider community may be considered. To the best of our knowledge, only one student attending the school comes from the locality and therefore this is not a true community benefit. In addition, the proposed building is considerably larger and more imposing than the existing, occupying a prominent road-frontage space that would cause further harm to the openness of the Green Belt

Currently approximately 25 vehicles are squeezed onto one of the playground areas, reducing amenity space for students, and potentially obstructing emergency vehicles if they were called.

Recommend: **Refuse**

TA/2019/2079 – 6 Careys Copse, Chapel Road, Smallfield

Two storey side extension

The proposal shows a large extension on what is quite a small plot. The Parish Council considers this to be overdevelopment.

Recommend: **Refuse**

TA/2019/2246 – 2 Perrylands, Smallfield

The continued use of land as a soil processing facility, utilising imported builder’s construction and demolition waste, including the siting of a screener, single storey portacabin, portaloo, two metal containers, concrete hardstanding, stockpiles of soil

Original consent for this site was granted by an inspector after a public enquiry. The inspector heard evidence from the appellant and also from many organisations and residents who were opposed to the application for a number of reasons. After careful consideration the Inspector upheld the appeal whilst also imposing a number of conditions that would look to protecting residents from noise, dust, and highway issues among others.

Provided that conditions 2 and 6 have been implemented, the Parish Council does not oppose the removal of them. However, we remain strongly opposed to the removal of condition 9, that there be no crushing of brick, concrete or stone. A number of residential areas in Smallfield would suffer undue noise and intrusion into their right to quiet enjoyment of their homes. A ‘crusher’ produces a low ‘base like’ sound that travels a considerable distance and this would mean that residents in the Canadian, Grasslands Broadbridge Lane, Perrylands Lane and The Cravens would hear this sound whilst the machinery was in operation.

Recommend: **Refuse**

TA/2019/2135 – Smallfield Place, Cogmans Lane, Smallfield

Proposed single storey accessible guest accommodation to replace existing prefabricated store.

No comment

TA/2019/2101 – Land at Church Road, Burstow

Change of use of land to allow exercising of privately owned dogs

The Planning Authority previously refused consent for the change of use. This was overturned by an inspector, in part based upon the appellant’s offer to limit the number of dogs on the site to a maximum of 16, of which 12 would belong to the applicant. The applicant has

consistently flouted the agreed conditions and now seeks to have their unlawful use regularised. Residents living adjacent to the field are subjected to a cacophony of approximately 30 barking dogs and have stated to the Parish Council that they have been threatened and intimidated off the public footpath that runs across the land. The landowner has unilaterally, and without consent, closed the public footpath and diverted walkers around the land. The landowner has also stated his intent to use the new stable block as a dwelling house, again without the requisite planning consent. Whilst dog walking may correctly be seen as a rural pursuit, the intensification proposed would not be in keeping with the rural area or Green Belt policy.

Recommend: **Refuse and implement appropriate enforcement action to ensure the planning conditions are adhered to.**

7 Decisions and Appeals

TA/2019/1410 – 4 Geary Close, Smallfield

Widening of vehicle crossover to front **Approved**

TA/2019/1397 – 3 Hayes Walk, Smallfield

Conversion of roofspace to habitable use to include a rear dormer, 3x front rooflights and 2 x gable end windows (CLOPD) **Granted**

TA/2019/1305 – 41 the Cravens, Smallfield

Single storey rear extension **Approved**

TA/2019/1292 – 6 Careys Copse, Chapel Road, Smallfield

Erection of two storey side extension **Refused**

TA/ 2019/1220 – Brookwood, Church Road, Burstow

Use of building as a Canine Daycare, Boarding business to include grooming services alongside being a residential dwelling **Approved**

TA/2019/1154 – 16 Careys Wood, Smallfield

Proposed conservatory to include demolition of existing (CLOPD) **Refused**

TA/2018/1956 – Land between 19-30 William Gardens, Smallfield

Two x 4-bed detached dwellings with garages, access drives and associated works **Allowed**

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 7.00pm. The next Planning meeting is scheduled for 6.30/6.45pm on Tuesday 14th January 2020

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