

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the Planning Meeting of Burstow Planning Committee on Tuesday 8th March 2022 at the Centenary Hall, Wheelers Lane, Smallfield

Open Forum – Three members of the public attended but did not want to speak to Council

- 1 Apologies received from Cllr Brock and accepted by Committee
- 2 DECLARATIONS OF INTEREST – Cllr Hale declared a personal interest in Item 6 – 2022/8 – 40 Hayes Walk, Smallfield. Cllr Hale lives in the same development as the applicant but is not impacted by the proposal
- 3 DISPENSATIONS (If required) NONE
- 4 The MINUTES of the previous meeting held on Tuesday 22nd February 2022 were signed and accepted by Committee as a true record of the meeting
- 5 MATTERS ARISING from the minutes
None
- 6 PLANNING APPLICATIONS for consideration
2022/222/NH – Alwyn, Green Lane, Shipley Bridge
Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.75 metres (Notification of a Proposed Larger Home extension) – Legal Determination
Recommend: Noted

2022/211 – Bridle Cottage, Green Lane, Shipley Bridge
Erection of a single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Use or Development). – Legal Determination
Recommend: Noted

2022/8 – 40 Hayes Walk, Smallfield
Create concrete base for the proposed erection of a workshop (CLOPD) – Legal Determination
As this proposal is forward of the dwellinghouse building line, and due to its proximity to a junction, and large size, may have an impact on sightlines, the Committee considers a full planning application should be required in order to assess the impact on its surroundings
Recommend: Require full planning consent

2012/1706/Cond2 – Rear of Four Oaks, Chapel Road, Smallfield
Approval of Details Reserved by Condition 3 (Use and internal layout) of planning permission ref: 2012/1706 dated 14/10/2013 (Change of use from class b1/b8 to class b2 for bath restoration and associated sales purposes (retrospective)).
Council has previously objected to a similar application on this site due to concerns about the negative impact on neighbouring residential properties; namely noise, noxious fumes, dust and the impact upon residents to have quiet enjoyment of their homes, including their gardens. The Planning Authority granted permission for the site to operate for the purpose of bath re-enamelling in part because work could take place internally, in sound proof booths and with the roller shutter closed. This proposal looks to repair and respray vehicles which cannot be accommodated in the same way as baths and consequently have a detrimental impact upon neighbouring properties.

Council considers the noise assessment that accompanies the application to be inadequate as it has not included dwellings to the north of the site in its study and also excludes noise in the gardens areas. Insufficient information relating to the frequency and duration of the fans usage does not allow for any certainty about how long the fans will operate. Even while the fans and not working there will be noise generated by other activities associated with the repair and respraying of vehicles and there is no data detailing how the noxious paint fumes and dust will be contained within the site.

Recommend: For reasons of excessive pollution from noise, fumes and dust to neighbouring properties and their accompanying gardens, Committee recommends this application be refused.

7 Decisions and Appeals

2021/266/Cond2 – Burstow Gardens, Copthorne Bank

Details pursuant to the discharge of Conditions 3 (Materials Schedule) and 6 (Landscape Plan/Management Plan) of planning permission ref: 2021/266 dated 11 November 2021 (Erection of 3 Affordable dwellings with associated hard standings, amenity space and car parking). *Approval of conditions details*

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

Erection of a detached dwelling with parking and landscaping *Granted*

8 Agenda items Councillors would like listed for the next meeting

None

The meeting closed at 6.59pm. The next scheduled meeting is Tuesday 22nd March 2022. The time will be confirmed when the agenda is produced.

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