

BURSTOW PARISH COUNCIL

Planning Committee

Minutes of the Planning Meeting of Burstow Planning Committee on Tuesday 12th April
2022 at the Centenary Hall, Wheelers Lane, Smallfield

Open Forum – A resident attended the meeting and wished to voice his concerns about the Aurora Redehall School, referring to Item 6, 2019/2056/Cond2. He fears that there will be more disruption on the road due to additional numbers of students and staff as a result of the latest development of the site. The Clerk assure him that there is to be no increase in the number of people on site. He explained that there is a problem with the number of taxis delivering students to the school as they all arrive about the same time and reduce Redehall Road to a single lane at school drop off and collection times. There can be over 20 vehicles waiting at any one time. Other drivers become frustrated at the delay and then will speed through the single lane or drive on the pavement. He feels the school brings no benefit to the local community. Cllr Bolton informed his that there are 2 or 3 children from the parish attending the school. The resident also stated that the traffic calming measures are ineffective and should be replaced with a better scheme.

1 No apologies received/

2 DECLARATIONS OF INTEREST – None

3 DISPENSATIONS (If required) NONE

4 The MINUTES of the previous meeting held on Tuesday 8th March 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

2019/2056/Cond2 – Aurora Redehall School, Redehall Road, Smallfield

Details pursuant to the discharge of condition 4 (Travel Plan) of planning permission ref:2019/2056 dated 9 December 2020 (Demolition of existing teaching building and replacement by new classroom and services building. Additional parking).

Committee felt the travel plan was accurate in describing the various issues and constraints with parking and travel arrangements for the school. But the Travel Plan, whilst recognising these, offered no real solution to the issues. Therefore, Committee considers the Travel Plan to be unfit for the purpose of the planning condition attached to the consent for 2019/2056 and needs to be rewritten.

Recommend: Refuse

2021/1032/Cond1- 32 Wheelers Lane, Smallfield

Details pursuant to the discharge of conditions 3(Materials) and 5 (Carbon Emissions) of planning permission ref: 2021/1032 dated 25 February 2022 (Erection of detached dwelling with parking and landscaping).

Recommend: Noted

2022/345 – Bantilly Place, Plough Road, Smallfield

Erection of single storey utility and WC. Increase of existing front wall height to 2.8m.

This dwelling has been previously developed and Committee feels this is overdevelopment of the site; especially as a large chalet has recently been brought on to the site without planning consent. Walls to the front of properties are usually restricted to a height of less than 1m. To increase the wall to 2.8m would be overbearing and not in keeping with a dwelling in the Green Belt.

Recommend: refuse

2022/302 – 3 Vancouver Court, Smallfield

Erection of single storey front/side extension

No Objection **Recommend:** approve

7 Decisions and Appeals

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)

Prior approval not required

2022/195 – Dalcouth, Effingham Road, Burstow

Erection of front porch. Erection of single storey side extension. Erection of loft conversion with rear dormers (Application for a Certificate of Lawful Development for a Proposed use or Development)

Planning permission not required

2022/188/TPO – 3 Woodside Crescent, Smallfield

T1 - Green Circle) - Oak - Reduce the overall size of crown to 1m below old reduction points, to thin crown 10% and remove deadwood. (Please refer to photo provided.)

Refused

2021/1778/Cond2 – The Depot, Redehall Road, Smallfield

Details pursuant to the discharge of Condition 4 (Arboricultural Method Statement) and Condition 5 (Soft and Hard Landscaping works) of planning permission ref: 2021/1778 dated 21st December 2021 (Erection of eight dwellings together with associated access and landscaping)

Approval of condition details

2022/79 – Pond Cottage, 77 Redehall Road, Smallfield

Erection of single storey rear extension and raising roof of garage in association with conversion to habitable accommodation (Retrospective)

Granted

2021/939 – The Old Cottage, Hollesley Farm, Normans Road, Smallfield

Formation of a landscaped wildlife pond with access path and viewing platform

Granted.

8 Agenda items Councillors would like listed for the next meeting

The clerk informant Committee that she had spoken to a planning enforcement officer with regard to activity at the Redehall Industrial Unit. The enforcement officer was unaware of the activity immediately east of the area with consent development the applicant would be required to submit a retrospective application.

The meeting closed at 7.15pm. The next scheduled meeting is Tuesday 26th April 2022. The time will be confirmed when the agenda is produced.

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