BURSTOW PARISH COUNCIL

Minutes of the **Full Council Meeting for Burstow Parish Council held** on Tuesday 11th March 2025 at 6.45pm in the Centenary Hall, Smallfield

Open Forum – No members of the public attended.

1 Cllrs Bolton, Bush, Gilbert and Dodman submitted apologies that were accepted by Council.

2 No declarations of interest and no dispensations required.

3 Cllr Locke proposed that members of the press and public be excluded from the meeting due to the sensitive nature of the business to be discussed. Seconded by Cllr Lord and carried unanimously.
Council discussed the application ref 2025/292 – Land East of Redehall Road, Smallfield
Outline application for the development of up to 80 dwellings, a new school parking & pick-up/drop-off area, open space, and associated landscaping (Outline application with all matters reserved except access, layout and scale).
Council needed to consider the application and whether is aligned with the draft Neighbourhood Plan. It was felt, going forward, that application should be measured against the N Plan as it moves toward Reg 16 and, hopefully, full adoption in the near future.
Then followed a detailed discussion where members considered the various policies in the draft N Plan and how the proposed development aligned with them. After discussion Cllr Locke proposed, the Clerk be directed to send a comment to Tandridge DC outlining how the application complies with the draft N Plan. The Clerk was also instructed to request a planning condition be attached requiring the new car park be open and usable before the new houses are occupied. Seconded by Cllr Lord are carried unanimously. The planning comment will be appended to the minutes.

There being no further business, the meeting closed at 19.15.

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

2025/292 – Land East of Redehall Road, Smallfield – Comments

Outline application for the development of up to 80 dwellings, a new school parking & pick-up/drop-off area, open space, and associated landscaping (Outline application with all matters reserved except access, layout and scale).

For some years now, Burstow Parish Council and residents have been drafting a Neighbourhood Plan for the Parish. We have recently asked Tandridge District Council to progress our Plan to Reg 16. We believe that our draft Plan should carry substantial weight when determining this application.
We feel that having a Neighbourhood Plan will help ensure that the numerous sites and dwellings that various developers would like to see built are measured against criteria that will help and improve life for existing residents and well as potential new resident.
We recognise that Smallfield, and Burstow, has a strategic benefit in terms of being close to several areas with significant employment opportunities. Smallfield also has a good range of local amenities such as shops, café, mechanics and leisure.
However, care needs to be taken to align with the current character and appearance of the area. There are significant strains on our infrastructure with flooding being a huge concern. Therefore, we are careful to only support proposals that meets some of the policies in our Neighbourhood Plan.
We believe that this proposal will meet a large number of our housing policies and will not run contrary to any of them. This proposal will also meet with F1, F2 and F4 of our flood policies.
In addition, the applicant is offering to create a car parking area for use by the Redehall Aurora School. Twice daily during term time, the sheer number of taxis parked along Redehall road, to service the transport needs of children, turns a main road into a single lane space to be shared by traffic heading in opposite directions to each other.
There is almost no remaining developable land within Smallfield and therefor it is likely the Planning Authority will have to agree to development of some Green Belt land. Our Neighbourhood Plan seeks to minimise the harm to the Green Belt caused by unfettered development and protect it where possible. There is still considerable debate over what construes “grey Belt’. The Parish Council does not have the expertise to decide that and so we will leave the Planning authority to determine if it meets the parameter.
This application accords with the 49% affordable housing requirement and the land offered for parking by the school is to be owned by the Parish Council, thus protecting and ensuring that benefit for residents remains.
We r**ecommend** this application be approved with the following conditions;

1) That a suitable drainage scheme be approved before construction begins
2) That Surrey Highways are satisfied that access arrangements are safe
3) That a Section 106 be included ensuring the developer provides the car park and the title deeds are signed over to Burstow Parish Council. The Parish Council is happy to sign a legal declaration that the car park will remain available for use by the Aurora School permanently.