

# Godstone Parish Council

(incorporating the Villages of Godstone, South Godstone and Blindley Heath)

Clerk to the Parish Council  
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## Minutes

of the Planning Committee held on Monday 25 June 2018 at 7.30 pm at The Bounty, Godstone.

**Members Present:** Councillors J Gardner, B Davis, M Gillman, M McLoughlin, C White, C Farr and J Farnaby  
**Apologies:** Councillors R Johnson, D Stone.  
**In attendance:** Sarah Endersby (Clerk)  
**Members of Public:** R Draper and a number of Salisbury Road and Dewlands Residents.

### OPEN FORUM

R Draper, Godstone – Referring to Application 2017/2157 - Raised concerns in relation to access; developments turning circle; highways report on the development; proportion/scale of development; and the parking area allocated on the plans on the allotments.

Residents as a Group discussed the following points with the Committee:

- The area is used by people for parking, when there is no vehicular access;
- Size and suitability of the development;
- Residents have approached the land owner to buy the land with no successful outcome;
- What could be done with the site;
- Water system for the allotments;
- Flipping the development to the other side of the site;
- It is not unheard of for an application to show plans for another landowners piece of land as this application has on the allotments

1. Appointment of a Chair for the committee  
1.1 Councillor J Garner was appointed as the Chairman for the meeting.
2. Declaration of Interest  
2.1 The Parish Council declared an interest in application 2017/2157 as adjoining landowners to the site.
3. Apologies and reason for absence  
3.1 Apologies were received from Councillors R Johnson and D Stone who had other prior personal commitments.  
3.2 The apologies were unanimously accepted by the committee.
4. Minutes of the previous meetings of the Planning Committee held on 23 April 2018.  
4.1 The minutes were accepted as a true reflection of the meeting and unanimously accepted and signed by the Chairman of the meeting.
5. Tandridge District Local Plan  
5.1 Open letter from Councillor K Jecks, Chairman of the Planning Policy Committee which included the statement '.....the draft Local Plan will recommend the Garden Community is located in South Godstone.'
  - i. The committee noted the open letter;  
5.2 Tandridge District Councils Draft Local Plan document published on 21 June.
  - i. <https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Local-Plan-2033-emerging-planning-policies/Draft-Local-Plan>
  - ii. The committee discussed the term 'Insetting' and its meaning and relevance in relation to the Green Belt, noting 17.14 on page 51 of the draft plan;
  - iii. The committee noted that Hall Road is shown as a footpath rather than a road; and
  - iv. The committee noted that the Housing and Economic Land Availability Assessment (HELAA) list has changed.
  - v. It was noted that the Area Action Plan (AAP) which is referred to in the Draft Local Plan has not been published to date and this is a key part of reviewing the Draft Local Plan as this is referred to for evidence within the plan.  
5.3 Communication with the Parish
  - i. The committee discussed producing literature to support parishioners in getting to grips with and understanding the Draft Local Plan contents and impact;

- ii. The committee discussed working with other appropriate community groups on literature to provide information to parishioners; and
- iii. The committee discussed demonstrating the impact of a Garden Community being built in South Godstone on surrounding areas.

**RESOLVED** – The committee unanimously agreed in principal to the production of literature on the Draft Local plan to be circulated to the Parish, in conjunction with other local organisations about the impact of the Draft Local Plan.

**ACTION – PC - 6/2019 – 1** – Councillors C Farr and J Farnaby to work on producing a leaflet.

- iv. The committee discussed what the results from the Neighbourhood Plan Survey would demonstrate; and
- v. The value and importance of the Godstone Village Neighbourhood Plan was reiterated.

## 6. Current Planning List and Applications

6.1 Councillors considered the following planning applications:

2018/1107	3 Hillview, Oxted Road, Godstone RH9 8BP	Erection of single storey side and rear extension. Changes to fenestration including removal/installation of windows and doors.	No Comment
2018/1141	2 Hillview, Oxted Road, Godstone RH9 8BP	Erection of single storey rear extension. Formation of decking to rear elevation.	No Comment
2018/1195	31 Lagham Park, South Godstone RH9 8EW	Erection of single storey side/rear extension and new cladding to existing garage.	No Comment
2018/1226	Sussex View, Byers Lane, South Godstone RH9 8JL	Erection of detached garage. (certificate of lawfulness for a proposed use or development)	Certificate of Lawfulness - no discussion – for Tandridge District Councils planning officers to confirm point of Law.
2018/1194/ TPO	Parkwood Bungalow, Byers Lane, South Godstone RH9 8JH	Oak (T3) - Fell to address subsidence at Parkwood Bungalow caused by presence of Oak tree roots.	No Comment
2017/2157	Garages, Salisbury Road, Godstone, RH9 8AB	Demolition of 19 garages. Erection of two detached dwellings with associated parking and landscaping and parking for the allotments. (Amended plans)	OBJECTION - The Parish council still believes that the design of the building is still over obtrusive and interferes with the adjoining neighbours.

6.2 The committee discussed planning applications in relation to trees

**RESOLVED** – For good practice applications in relation to the cutting of trees or Certificates of Lawfulness will be noted, but the Planning committee will not review the applications as it is for the tree or planning officers expertise.

## 7. Review of Applications outstanding from Parish Council meeting held on 4 June 2018:

7.1 Councillors reviewed the following planning applications:

2018/874	<u>Maythorne Cottage, Eastbourne Road, Blindley Heath RH7 6JN</u>	Demolition of existing detached double garage/workshop. Erection of single storey front extension to provide ancillary residential accommodation and detached two bay carport.	COMMENT - Provided that the development is ancillary to the use of the main house the Parish Council have no objection to the planning application.
2018/1009	<u>24 Featherstone, Blindley Heath RH7 6JY</u>	Erection of single storey side extension to accommodate for parking.	No Comment
2018/1044	<u>41 Dewlands, Godstone RH9 8BS</u>	Erection of single storey rear extension and rear decking.	No Comment

## 8. Other Planning matters including Appeals:

8.1 Oldencraig – Application to rectify the register of common land relating to CL 15 - Blindley Heath

- i. The Committee noted the comments deadline of 3 July 2018

- ii. The Committee noted that there were no points that they were aware of to raise an objection or comment on the application

**RESOLVED** – The Committee unanimously concluded that no objection be raised, or comments submitted.

8.2 Neighbourhood Plan - statutory pre-submission Limpsfield Neighbourhood Plan Consultation

- i. Councillors noted the correspondence received from Limpsfield Parish Council
- ii. The comments deadline of 23 July 2018 was noted.

**RESOLVED** – The Committee unanimously concluded that there were no comments that would be submitted.

8.3 Chairman of the committee – The committee discussed having a permanent chair for the committee.

**RESOLVED** – The committee unanimously agreed the Councillor M Gillman be appointed as Chairman of the Planning Committee.

**9. CIL – Amount received in April 2018**

9.1 Councillors noted the payment of £383.30 CIL funds in April 2018 from Tandridge District Council.

**10. Date of next meeting: To be confirmed dependent on applications received.**

**Part 2 –** Councillors passed a resolution that pursuant to Section 1 part 2 of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting during the consideration of any business on the grounds that it is likely if the public were to remain, there would be a disclosure of exempt information.

**Part 2 – Tandridge District Local Plan**