

# Godstone Parish Council

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

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## MINUTES

of the Godstone Parish Council Planning Committee held on 15<sup>th</sup> January 2019 at 10.00am at  
The Bounty Godstone.

**Present:** Councillors B Davis, J Farnaby, C Farr, M Gillman (Chair),

No residents were in attendance.

**Apologies:** Councillors Johnson, Stone and White.

**Declaration of Interest:** There were no specific declarations of interest, but Councillor C Farr did advise that as he sits on the Tandridge District Council (TDC) planning sub-committee should any of these applications go to that committee he would need to declare an interest.

**Apologies and Reason for Absence:** Apologies were received and accepted from Councillors R Johnson, D Stone and C White all have prior personal commitments.

### **Minutes of the previous meetings of the Planning Sub Committee held on 12 November 2018:**

The minutes were accepted as a true reflection of the meeting and unanimously accepted by those present at the meeting then duly signed by the Chairman.

### **Planning Applications.**

#### **2018/2090 TCA Godstone Place Godstone. Removal and cutting back of number of trees.**

There are no objections and the decision to allow the work was made on 11 January 2019. The Parish council traditionally supports the decision of the TDC Tree Officer on such matters. Over the years a number of trees have been cut down or trimmed at Godstone Place and this has not caused problems. These trees are not in a public area and unlikely to be seen from the road. There appears to be no reason not to accept the decision of the TDC Tree Officer on this application. **COMMENT** It is recommended that the Parish council supports the decision of the TDC Tree officer.

#### **2018/2430 16 Ivy Mill Close Godstone. Two storey rear and side extension with landscaping to front.**

There is just 1 comment as of 14 January 2109 that does not object to the application. This application is to demolish an existing extension replacing it by a much large extension. The site is reasonably large but the increase to the property is significant (69m<sup>2</sup> to 98m<sup>2</sup>) and the 69m<sup>2</sup> includes the area added by the first extension. There is also a large paved area being formed for parking and given the flooding concerns in the area the added surface water run-off could become an issue. It is strongly recommended that any parking area must have a permeable surface. The size of the extension adds 40% plus to the original building and is not in keeping with the normal scale of extensions permitted.

**OBJECT** It is recommended that this is considered as over development. Furthermore, any parking area must have a permeable surface to as this combined with the larger built area could cause local flooding problems

#### **2018/2562 3 Tylers Green Cottages Godstone. Erecting of 2 story building with habitable roof space to provide 6 two bedroom flats with parking and amenity area.**

There is 1 comment complaining about the lack of plans on the TDC website. The application is to demolish the existing building replacing it with 6 two bedroom flats. This places the development at the upper limit of density given by TDC. The development is not in keeping with the other properties either

side and the style would clearly be out of place. This is overdevelopment of the site in a style aimed at maximising the number of properties and hence the financial return.

**OBJECT** as over developments and the style of the building is not in keeping with the adjoining properties.

**2018/2417 15 Evelyn Cottages South Godstone Conversion of roof space with front roof lights and rear dormer windows. Certificate of Lawfulness**

There are no comments as of 14 January 2019. This is a point of law and will be decided by TDC council staff if it is rejected as a permitted development a formal planning application will need to be made. The building is some way from the road so not visibly obtrusive.

**NO OBJECTIONS**

**2108/2232 Devon House Blindley Heath Change of use to C3 dwelling house. Certificate of Lawfulness.**

This application was refused on 4<sup>th</sup> January 2019 and the applicant told they needed to apply for full planning permission. There were 3 objections from local residents all complaining the plans submitted do not match with the building.

**COMMENT** - While the decision has already been made, which has the full support of the Parish council, the Parish council wishes to formally express concern that there have been a number of retrospective applications for this property and that the owners appear to be determined not to follow the due planning process in a proper way. There have been what appears to be blatant disregard of the plans submitted that on the face of it cannot be put down to minor oversights. The Parish council hopes swift action is taken to restore the property to comply with the approved plans and the district council set a strict timeframe for the work to be completed.

**2018/2353 Stratton Cottage Tilburstow Hill Rear and side Extension. Certificate of Lawfulness.**

There are no comments on this application. This is a point of law and will be decided by TDC council staff if it is rejected as a permitted development a formal planning application will need to be.

The Parish council has **NO OBJECTIONS**.

**APPEAL TA/2017/2077**

The Parish council noted the appeal with respect to TA/2017/2077 and has **NO COMMENTS** to make or add to the comments previously made.

There being no other matters to discuss the meeting was closed at 10.50pm. The date of the future meeting will depend on the number of planning applications received.

----- Meeting ended -----

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Chairman

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Date