

Minutes

of the Godstone Parish Council Planning Committee held on 24 September 2018
at 7.30pm at The Bounty Godstone.

Present: Councillors C Farr, J Gardner, M Gillman (Chair),

Mr Jonathan Oakes plus 4 other local residents were in attendance.

Apologies: Councillors Davis and McLoughlin

Declaration of Interest: There were no specific declarations of interest, but councillor Farr did advise that as he sits on the Tandridge District Council 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 B Davies and M McLoughlin who had other prior personal commitments.

Minutes of the previous meetings of the Planning Sub Committee held on 23rd July 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.

2018/1430 Hookstile House, Byers Lane, South Godstone, RH9 8JH Demolition of Existing Outbuilding and Erection of 5 Dwellings

There are 24 objections to this application from residents plus an objection from Horne Parish council as of 22 September. It is clear that there is considerable local unease about this application and the detrimental impact it will have on the environment. The parish council was given a detailed and well researched list of objections from Mr Oaks who lives local to the site supported by 4 other local residents. Having considered the points raised and based on their own observations it was agreed the parish council should strongly object to this application on the following grounds:

This is not the conversion of a redundant agricultural building but the demolition of a covered horse-riding area and the construction of 5 large houses on the site that spread beyond the footprint of the structure to be demolished. This is not an appropriate development for the green belt site and does not comply with the policy of Tandridge District Council. The development is not in keeping with the area as the style and density of the houses does not blend in with property in the local area. As such it will be harmful and detrimental to the rural nature of the area and the close by properties. The site does not comply with the sustainability goals of Tandridge District council as it would be almost totally dependent of the car. Access to the site is on a dangerous corner and turning out of the site in one direction is almost on a blind bend. Given the level of traffic, many of which are heavy vehicles, the access is unsuitable and dangerous. There is also great uncertainty if the design will permit service vehicles such as refuse collection trucks to safely enter and exit the site. Approving the application would also set most dangerous precedent as there are many similar cover horse riding area that could use the approval of this as justification as a reason to do likewise. Tandridge District Council have also been stressing the need for smaller size properties to be built as there is already a excess of large detached homes in the area making this application totally at variance to the type of development the council is seeking to promote and encourage. Godstone Parish Council objects strongly to this application and recommends it is rejected.

2018/1327 5 Tylers Close, Godstone RH9 8AN Demolition of a single storey side extension and erection of a new attached dwelling, with rear extensions and installation of dormer windows and velux windows to both the existing and proposed dwelling involving subdivision of the plot

There are no comments from local residents as of 22 September. In 2015 an application to split the site and construct a second property was refused. Since then in 2016 approval was given for an extension and in 2017 approval was given for another extension also in 2017 a larger homes extension that did not require approval was applied for. It is not clear is any of these works have been carried out. The

site is not that large and not suited to have a second house squeezed on to it. This is over development of a small site and Godstone Parish Council objects to this application.

2018/1681 115 Lagham Road, South Godstone RH9 8HF Single storey rear extension

There are no comments from local residents as of 22 September. The proposed single storey rear extension that does not extend further into the rear garden than parts of the existing building and squares off the existing structure. No objection

2018/1762 Norbryght Lodge, Tilburstow Hill Road, South Godstone RH9 8NA Single storey side extension to incorporate a lounge and summer sitting area.

There are no comments from local residents as of 22 September. This is a very large plot that is not compromised by this proposed extension and the design is not out of keeping with the property and area. No objection.

Application 2018/1543 This request for a Certificate of Lawfulness was noted but not commented upon. It would be a point of planning law decided by the Tandridge Planning Officers.

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

Planning Committee Chairman

Date