

Godstone Parish Council

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

Clerk to the Parish Council

J Coulthard

Assistant Clerk

G McPartlin

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Minutes

Meeting of Godstone Parish Council Planning Committee
held on 21st January 2026 at **6:30pm** at **The Bounty, Godstone Green**

Chair: Cllr J Gardner

Present: Cllr S Beagley, Cllr L Case, Cllr K Ward, Cllr C White

In attendance: J Coulthard (Clerk), Colin Smith (Colin Smith Planning Ltd), 1 x Resident

P74/25	1 QUESTIONS FROM MEMBERS OF THE PUBLIC	
	<p>1.1 Colin Smith, a Planning Consultant, attended the meeting at the invitation of the Committee. Mr Smith was invited to brief the Committee on his services and how he could help the Parish Council. He advised the Parish Council (PC) that he had worked in the planning departments at Reigate & Banstead Borough Council and Sevenoaks District Council. He also had experience with working with PCs to help them comment on large complex planning applications. Some of his PC clients asked him to draft and send comments in for them others required him to draft comments for them to submit. Colin advised that he had also represented PCs with Rule 6 status at planning appeal hearings. A recent example of where he had assisted in a large complex case was the appeal hearing for the proposed 3 x blocks of flats at Redhill Station. The outcome of which was a dismissal of the appeal.</p> <p>Cllr Gardner mentioned that the cost of using a planning expert was a focus for the PC as it was required to ensure it obtained value for money and had a tight budget. He asked how long Mr Smith would need to review a planning application and draft comments. Mr Smith responded that it was dependent on the complexity of the application however for a less complex application 4-5 hours and for a complex application it might be 8 -10 hours.</p> <p>The Planning Committee agreed that they would be happy to work with Mr Smith on an 'as and when' basis although it was likely that they would only ask for assistance on a small number of cases per year.</p> <p>Mr Smith confirmed he would be happy to work with the PC on that basis.</p> <p>Cllr Gardner expressed the Committees thanks to Mr Smith for attending the meeting.</p>	
P75/25	2 APOLOGIES AND REASONS FOR ABSENCE	
	None.	
P76/25	3 DECLARATIONS OF INTEREST	
	Cllr J Gardner declared a non-pecuniary interest in agenda item 6. APP/B3600/X/25/33723372025/1321 the nature of the interest being that he knows the applicant.	
P77/25	4 MINUTES OF THE PREVIOUS MEETING	
	The signing of the minutes of the Planning Committee meeting held on 19th November 2025 were agreed and signed as a true record at the FPC Meeting on 1st December 2025. (LGA 1972 Sch. 12 s41)	

P78/25	5 PLANNING APPLICATIONS LODGED WITH TANDRIDGE DISTRICT COUNCIL (TDC)	
	<p>5.1 2025/1468/TPO – 58 Lagham Park, South Godstone, Godstone, Surrey. RH9 8ER - Please refer to photos provided: Rear Boundary T4) - Oak - Reduce 2 low limbs overhanging garden, back past boundary line. (Reduce the 2 limbs back to the red lines in the pictures provided.) Reduce both limbs by approximately 3 to 3.5m (to sound growth points) to reach the desired clearance. The residual length of the 2 limbs after works would be 2 to 2.5m. Work would not be detrimental to the remainder of the tree, and very little change to the amenity value- RESOLVED – NO COMMENT leave to the TDC Tree Officer.</p> <p>5.2 2026/17/TCA – Windrush, Godstone Green, Godstone, Surrey, RH9 8DZ - Farm, Tilburstow Hill Road, Godstone, Surrey, RH9 8LX - Silver Birch - Fell to ground level due to: - Causing damage to the drainage and patio area, as shown in the attached pictures. - Causing damage to neighbouring phone lines as shown in attached pictures. - Weak included union at base of tree, as shown in attached pictures.- RESOLVED – NO COMMENT leave to the TDC Tree Officer.</p> <p>5.3 2024/130 – Land Adjacent to Heathview, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6LG - APPEAL REFERENCE: 6002345 Use as a traveller/gypsy caravan site for 3 mobile homes and play area (Part Retrospective) – RESOLVED – OBJECTION The Parish Council strongly object on the basis that the Parish Council own the track and the applicant does not have a legal right of way to use the track which is already being damaged as a result of the addition traffic. In addition, the Parish Council feel this overdevelopment and intensification of the use of something that should not be there. IT WAS AGREED that the Clerk would submit the comments on the application on the Planning Inspectors website. JC</p> <p>5.4 2025/1414 – Hop Garden Cottage, Leigh Place Lane, Godstone, Surrey, RH9 8BW - REMOVAL AND REPLACEMENT OF EXISTING OUTBUILDING AND THE FORMATION OF OUTDOOR SWIMMING POOL. RESOLVED – NO OBJECTION.</p> <p>5.5 2026/26/TCA – Potters Cottage, Church Lane, Godstone, Surrey, RH9 8BW - T1) - Beech tree - Reduce the height from 12m high to 10m high and reduce the width from 11m to 9m. This multi -stemmed tree is growing amongst a BT pole with many lines attached. T2) - Beech tree - Reduce the height of this tree from 12m to 9m, due to the large decaying cavity at the base. RESOLVED – NO COMMENT leave to the TDC Tree Officer.</p>	
P79/25	6 ANY OTHER PLANNING MATTERS	
	6.1 APP/B3600/X/25/3372337 – Land at Hathersham Lane, Smallfield, Surrey, RH6 9JG - APPEAL UNDER SECTION 195 NOTIFICATION OF PUBLIC INQUIRY – Appeal against the refusal of a certificate a Certificate of Lawful Existing Use or Development (CLUED) Ref: TA2024/613 dated 4 March 2025, for the use of the land for aggregate recycling, including the importation and processing of construction, demolition and excavation waste with ancillary scrap metal processing. RESOLVED – The Parish Council resolved not to comment.	
P80/25	7 MATTERS FOR REPORTING OR INCLUSION ON FUTURE AGENDA	
	None.	
P81/25	8 AOB	
	None.	
P82/25	8 DATES OF NEXT MEETINGS	
	<ul style="list-style-type: none"> Full Parish Council Meeting – Monday, 2nd February 2026, 7:30pm, St Stephens Church, South Godstone. Planning Committee Meeting – Wednesday, 18th February 2026, 6:30pm, the Bounty, Godstone Green. 	

There being no other business the Chair closed the meeting at 7:33pm

Signed by

Print Name

Date