

MINUTES
of the Godstone Parish Council Planning Sub-committee held on 15th October 2018 at 7.30pm at The Bounty Godstone.

Present: Councillors J Farnby, J Gardner, M Gillman (Chair), R Johnson, M McLoughlin, D Stone and C White.

No residents were in attendance

Apologies: Councillors B Davies and C Farr

Declaration of Interest: There were no specific declarations of interests declared.

Apologies and Reason for Absence: Apologies were received and accepted from Councillors B Davies and C Farr who had other prior personal commitments.

Minutes of the previous meetings of the Planning Sub Committee held on 23rd September 2018:
The minutes were accepted as a true reflection of the meeting with the following amendment apologies for absence had been received by the Clerk from J Farnby, R Johnson, D Stone and C White. With this amendment the minutes unanimously accepted by those present at the meeting then duly signed by the Chairman.

Tandridge District Council Planning Decisions. (For Noting)

The planning sub-committee noted the decisions recently made by Tandridge District Council (TDC) and were pleased to see that application 2018/1461 - 8 Selbourne Square Erection of detached dwelling and 2018/906 - Devon House Eastbourne Road Retrospective permission for roof dormer have been REFUSED. The parish council had objected to have both and are pleased to see TDC are of a similar opinion. However, it was noted that an appeal has been raised with respect to a previous application for Devon House.

Planning Applications

2018/1507 South House 2 Ivy Mill Lane Veranda roof to south façade.

This application was closed for comments on 6th October and was APPROVED on 11th October by TDC. Unfortunately, the parish council missed the deadline for comments. There were no comments/objections from neighbours and the parish council could see no reason why it would have objected.

2018/1904 Mottisfield Hare Lane Part conversion of garage to habitable use.

While down as a planning application the TDC website shows this as a Certificate of Lawfulness. There are no comments on TDC website as of 13th October. As this is a point of law officers of TDC will make the decision and the parish council offers **No Comment**.

218/1910 Parkwood Industrial Estate Byers Lane. Demolition of industrial building to and the demolition of other building and hardstanding to be replaced by 9 houses.

It was noted that the detailed plans were not on the TDC website and the plans were only available to councillors just prior to the meeting. There is 1 objection as of 13th October from the immediate neighbour. The parish council expressed dismay that it has already been agreed that much needed premises that offer local employment are being allowed to be converted into a site for housing. This policy appears to be totally contrary to the stated policy of TDC of encouraging local businesses and employment. The proposed development is totally out of keeping with the rural nature of the area that is characterized by widely spaced individual homes with large gardens; there are under a dozen homes in the vicinity making the scale and housing estate style of this proposed development totally out of character for the area.

This is a mini housing estate of large detached homes. The site is clearly being over developed to maximise profit with no regard for the rural nature of the area and the style of neighbouring properties. Added to this in recent months TDC have been stressing the need for smaller homes (2/3 bedrooms)

to be built as the area already have a surplus of large detached properties. None of these new homes are affordable or provide any form of social housing. They are up market homes for people who most likely will not be working in the district and have to travel out of the district for work.

Access to the site is poor it is not served by public transport apart from an infrequent bus (Cruiser 315) that operates 3 or 4 times a day. This would mean private cars would be the prime and possibly the only practical means of transport for all the proposed homes. There are no local shops or schools and the times of the bus and the route does not make use of the bus a practical option for travel to work, schools or for shopping. Byers Lane is narrow, unlit, has no footpaths, has several blind bends and is used by many heavy vehicles making it totally unsafe to consider walking the 1 mile to the A22 where bus services are equally sparse. It is council policy and government policy to only permit developments where sustainable and low carbon transport is available making this site totally unsuitable. It must also be noted that the entrance to the site is on a sharp bend and any vehicle coming from the Smallfield/Crawley direction would need to turn right on a blind bend to enter the site. A recent study by Surrey Highways in respect of application 2018/1430 highlighted both the lack of public transport in the area and the dangerous bends in Byers Lane and this site is further from any main road.

As such this proposal would comprise inappropriate development within the Green Belt by definition; it would have a materially greater impact on its openness and leading to additional encroachment into the countryside. It would conflict with the purposes of including land within it. There are no very special circumstances to clearly outweigh the definitive and actual harm identified. The proposal therefore is contrary to policies DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014. It also does not comply with government and local policy of only permitting developments where sustainable and low carbon transport is available. **OBJECT.**

2018/1656 White Hart Barn Certificate of Lawfulness. Alterations and refurbishment of external walls.

As this is a point of law officers of TDC will make the decision. The parish council is however **SUPPORTIVE** of this improvement work.

Planning Appeals.

2017/2184 Devon House Eastbourne Road Conversion of loft space to residential flat with dormer windows front and rear.

The parish council objected to this application and does not believe the circumstances have changed to make the previous comments invalid.

There being no further matters to discuss the meeting was closed. The date of the future meeting will be decided once the details of planning applications are available.

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

Committee Chairman

Date