

Godstone Parish Council

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

Clerk to the Parish Council
Mrs S Endersby

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Minutes of the Planning Committee meeting held on Monday 22 January 2018 at 7.30 pm at The Bounty, Godstone.

Members Present: Councillors B Davis, C Farr, J Gardner, B Hubery, R Johnson, M McLoughlin and C White
Apologies: Councillor M Gillman
Members of Public: Representatives of Ashill Developers, A Rabbetts, D Pickering and J Connelly.
In Attendance: S Endersby (Clerk).

OPEN FORUM

Ashill Developers – Application 2017/2545

- i. Representatives of the development company talked through the plans for the William Way site.
- ii. It was confirmed that there would be six affordable/shared ownership properties within the development.
- iii. It was confirmed that the appropriate consultation with Surrey Highways had taken place.

D Pickering and J Connelly – Blindley Heath

- i. Raised concerns about the Surrey Waste Local Plan Consultation and Brickhouse Farm and Haybridge in relation to this consultation
- ii. Requested confirmation of the Parish councils position on the consultation.
- iii. Councillors noted the concerns raised and noted that the consultation which includes Lambs Business Park is of concern and the Parish council, including points such as impact on traffic, ash in the atmosphere and the practicalities of the railway sidings referred to in the consultation plans.
- iv. Parishioners were advised that they should object if they wished using the details on the Surrey website and also liaise with the Surrey County Councillor R Thorn.

A Rabbetts, Godstone

- i. Raised the SCC Waste Local Plan Consultation and that he would like to see a firm objection from the Parish council.
- ii. Councillors noted the concerns raised.

1. Appointment a Chair for the committee meeting

RESOLVED – Councillor J Gardner was unanimously appointed as chairman of the meeting.

2. Declaration of Interest - None

3. Apologies and reason for absence

3.1 Councillors received apologies from Councillor M Gillman due to a prior personal commitment.

RESOLVED – Councillor unanimously accepted the apologies received.

4. Minutes of the previous meeting considering Planning applications – the Extraordinary meeting held on 18 December 2017 had been approved at the Parish council meeting on 8 January 2018.

5. Tandridge District Council Local Plan and Garden village

5.1 Update on the Tandridge District Council Local Plan and Garden village following the Tandridge District Council (TDC) Planning Policy Committee meeting on the 17th January 2018, including assessment on the latest timescales; and

5.2 Reconfirmation of what in principle the Parish council are proposing to do in respect of opposing the Garden village proposal, the following points were noted:

- i. TDC Planning Policy Committee provided no firm deadlines in relation to the next stage of the consultation.
- ii. There would be no action before March 2018 and work could continue until August 2018 in relation to the Local Plan.
- iii. It was noted that TDC have increased the legal budget and consultancy amounts in its budget.
- iv. No date set at the TDC Planning meeting for publication of the revised Local Development Scheme (LDS).

- v. Parish Councillors debated if constituents across the Tandridge District realised how much public money is being spent on the Local Plan and Garden Village proposal and the issues and ways to communicate this message.
- vi. Communication of the issue remained of concern to the committee.
- vii. Councillors noted the Guilford Local Plan and the potential precedents in relation to Green Belt being set.

6. SCC Waste Local Plan Consultation - Lambs Business Park – listed site

6.1 Councillors noted the information circulated in advance of the meeting – Lambs Business Park - Economic Needs Assessment (Update Nov 2017) and Lambs business park - Development Framework.

6.2 Councillors considered the proposed scheme and the concerns in relation to the following areas:

- i. Initial traffic increase, including HGV traffic;
- ii. Capability of road infrastructure;
- iii. Pollution
- iv. A22 being a major link road to deal with any issues affecting the M23; and
- v. Potential loss of employment.

RESOLVED – The Committee unanimously agreed that the recommendation would be that the Parish Council should **OBJECT** to the SCC Waste Local Plan Consultation.

ACTION – 1PL/2018 – Councillor C Farr to prepare a written objection for the Parish Council to consider at the February 2018 council meeting.

7. Current Planning List and Applications – Councillors considered and agreed comments for the following applications:

2017/2530*	1 Tylers Green Cottages, Godstone Hill, Godstone RH9 8DJ	Erection of front porch.	No CIL papers	NO OBJECTION
2017/2532*	Parkwood Industrial Estate, Byers Lane, South Godstone RH9 8JJ	Demolition of Units 1A and 3, part of unit 1 and subsidiary buildings. (Prior Notification of Demolition)	No CIL papers	Ratified – OBJECTION - The Parish council strongly objects to the proposed loss of commercial working space and employment potential, noting that the parish and district does not have enough business premises in Tandridge to serve the housing stock that is already in the district.
2017/2578	Land Adjacent to Godstone Station, Eastbourne Road, South Godstone RH9 8JB	Variation of condition 2 of planning application TA/2017/1597 to allow for the relocation of the building footprints in order to facilitate the diversion of public sewers to meet the requirements of Thames Water.	No CIL papers	NO Comment
2017/2392	20 Dumville Drive, Godstone RH9 8NY	Erection of single storey extension to west elevation. (Certificate of Lawfulness for a Proposed Use or Development)		NO Comment
2017/2483	Oka, Eastbourne Road, South Godstone RH9 8JX	Demolition of existing building and erection of a part one, part two storey building, with basement accommodation and change of use to a flexible Class A1 (retail), Class A3 (Restaurant) or car room showroom (sui generis) use class, including new hard surfacing, additional soft landscaping, new gated access and erection of new boundary treatment.	CIL papers on line - no amount stated	NO OBJECTION
2017/2545	38 to 42 High Street, Godstone RH9 8LW	Demolition of existing buildings. Erection of 18 dwellings comprising 8 houses and a block of 10 flats, formation of new access, parking and landscaping.	CIL papers on line	NO OBJECTION – noting it is useful development of a brownfield site.
2017/2572	Securit House, Lagham Road, South Godstone RH9 8YZ	Demolition of existing buildings. Erection of 9 dwellings, office building, car port, parking and landscaping.	CIL papers on line	OBJECTION – The objections is based on the view that it would be disappointing and a concern to lose potential employment space in South Godstone.

2017/2676	Applegarth, 60 Hickmans Close, Godstone RH9 8EB	Demolition of existing garage, lean-to and rear projection. Erection of part single/part two storey side and rear extension and rear dormer in association with conversion of loft space to habitable accommodation.	No CIL papers	NO OBJECTION
2017/2616	Oak End, Carlton Road, South Godstone RH9 8LE	Erection of single storey extension to south elevation. (certificate of lawfulness for a proposed use or development) (Amended description)	No CIL papers	NO Comment
2017/2622/NC	Parkwood Industrial Estate, Byers Lane, South Godstone RH9 8JJ	Change of use of use from Class B1 (c) Light Industrial) to Class C3 (dwelling). (Prior Approval Class PA Part 3 Schedule 2).	No CIL papers on line	OBJECTION - The Parish council strongly objects to the proposed loss of commercial working space and employment potential, noting that the parish and district does not have enough business premises in Tandridge to serve the housing stock that is already in the district. Noting resident's objections raised which the Parish council support.
2017/2625/NC	Parkwood Industrial Estate, Byers Lane, South Godstone RH9 8JJ	Change of use from B8 (storage or distribution buildings) to Class C3 (dwelling). Prior Approval Class P Part 3 Schedule 2).	No CIL papers on line	OBJECTION - The Parish council strongly objects to the proposed loss of commercial working space and employment potential, noting that the parish and district does not have enough business premises in Tandridge to serve the housing stock that is already in the district. Noting resident's objections raised which the Parish council support.

* Circulated by email in advance of the meeting

8. Planning Appeal

8.1 Whyte Gate Farm, Tilburstow Hill Road, South Godstone RH9 8LY - APPLICATION TA/2017/563 – APPEAL REF APP/M3645/W/17/3189044 – This appeal was noted by the Councillors.

9. CIL – Tracking document – Councillors noted the update.

10. Date of next meeting: Noted that the date of the next committee meeting would be confirmed dependent on applications received.

PART TWO - RESOLVED - 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.

11. Tandridge District Council Local Plan and Garden village – PART TWO

11.1 Detailed discussion on the areas that Godstone Parish council might and/or should contest in respect to the Tandridge District Council Local Plan and Garden village.

11.2 Consider and agree the brief that the Chairman can discuss with the Parish councils appointed solicitor

11.3 Agree a working team to support the Chairman in liaising with the Parish council solicitors in any action that maybe agreed

12. Consider other organisations TLAG, OLRG and other Parish councils and if and how Godstone Parish council should interact with other groups – PART TWO

13. Discuss if and how Godstone Parish council might try to raise funding towards any legal action – PART TWO

----- Meeting closed -----

Signed _____
Chairman

Date