

# Godstone Parish Council

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

Clerk to the Parish Council  
S Endersby

The Bounty  
Godstone Green  
Godstone, Surrey, RH9 8DY  
Telephone: 01883 744209  
Email: [clerk@godstone-pc.gov.uk](mailto:clerk@godstone-pc.gov.uk)

## MINUTES

of the meeting of Godstone Parish Councils Planning Committee  
held on **Monday 19 June 2023 at 6.00pm at The Bounty, Godstone.**

**Members:** Cllrs J Gardner, K Ward, P Ryan and I Smith  
**Apologies:** Cllrs C Edwards and L Case

10 residents of Godstone attended and spoke on application 2023/486 raising the following concerns:

- Activity on the site has grown considerably and conditions of use are breached, this includes the use of lights at the site, 10 buildings on the site other and activities held at the site not detailed on the current permission such as fishing (including camping overnight), private dining experiences and hot tubs.
- If the current permission is already breached there could be further and continuing breaches in the future.
- The noise level from the site already impacts residents that live nearby and their ability to enjoy their gardens and homes. The current level of noise very audible (due to the nature of the landscape) and unacceptable at times. Residents believe the amount of noise disruption will only increase if the operating hours are increased.
- The impact on nature in the area which had previously been a designated nature reserve and the reduction in siting of different species since the change of use for the site.
- Noise from the site already disturbs residents, the considerable increase in the operating hours from 42 hours per week for the summer months to 76 hours per week (Fri, Sat and Sun at 12 hours per day and then 10 hours per day Mon to Thurs) is only likely to increase the disruption caused to local residents.
- There are now activities/sessions where people are in the nude on the site.
- Residents stated that serious swimmers create very little noise, and the noise is created by other activities that take place on the site.

1. Declaration of Interest - None

2. Apologies and reason for absence

2.1 Apologies were noted from Cllrs C Edwards and L Case due to prior personal commitments.

**RESOLVED** – The apologies were noted, and the meeting deemed quorate.

3. Minutes of the previous meetings of the Planning Committee held on Wednesday 19 April 2023.

3.1 It was noted that following the elections and change of membership of the committee only Cllr J Gardner had attended the meeting.

**RESOLVED** – The committee accepted Cllr Gardner confirmation that the minutes of the previous meeting of the Planning Committee held on Wednesday 19 April 2023, were an accurate record of the meeting and that they be signed by the Chair.

4. Current Planning Applications Lodged with Tandridge District Council – The Committee agreed the following comments for submission to TDC Planning, on behalf of the Parish Council:

Ref	Address	Application	Comments
2023/401	42 Dewlands, Godstone, Surrey, RH9 8BS	Demolition of existing workshop and erection of new garden room.	Noted and No Objection
2023/423	6 Tylers Close, Godstone, Surrey, RH9 8AN	Erection of single storey rear extension and rear dormer to existing dwelling. Erection of first floor side extension and conversion of existing garage to provide a new 3 bedroom family home.	Noted and No Objection
2022/1480	Sampford Cottage, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JJ	Erection of ground and first floor rear extensions. Changes to fenestration including installation/removal of windows and doors (amended plans and description).	Noted and No Objection

2023/388	The Old Pay House, Eastbourne Road, Godstone, Surrey, RH9 8EH	Demolition of existing pool house and plant room buildings. Erection of a combined pool house, plant room and store room building. Roof to have solar cells and solar water collectors to support the pool running and heating.	Noted and No Objection
2023/433	The Lodge, Dippen Hall, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JX	Insertion of rooflights to existing home office. Erection of garden shed.	Noted and No Objection
2023/453	Walkingstead, Church Lane, Godstone, Surrey, RH9 8BW	Restoration and refurbishment of existing single storey outbuilding.	Noted and No Objection
2023/365	Century Cottage, Byers Lane, South Godstone, Godstone, Surrey, RH9 8JH	Conversion and extension of existing garage building to gym and annexe accommodation.	Noted and No Objection
2023/490	Links Farm, Tilburstow Hill Road, South Godstone, Godstone, Surrey, RH9 8LB	Demolition of existing barns, structures and removal of concrete hardstanding. Erection of four detached self-build dwellinghouses, garaging facilities and associated works.	Objections of neighbouring properties noted.  The committee are concerned that if permission is granted it sets a precedent for further future development and would lead to an overdevelopment of the site.
2023/499	Land Adjoining Melathron, Godstone, RH9 8DQ	Demolition of existing outbuildings and removal of storage container, and the erection of a contemporary style dwelling	Noted and No Objection
2023/537/ NH	Brigadoon, Carlton Road, South Godstone, Godstone, Surrey, RH9 8LE	Erection of a first floor extension built on top of original dwelling. (Notification of enlargement of a dwelling house by construction of additional storeys under Schedule 2, Part 1, Class AA)	Noted and No Objection
2023/476	Gaysland Farm, Tandridge Lane, Lingfield, Surrey, RH7 6LW	Demolition of out building, store and covered area. Construction of one and a half storey side extension (left), single storey front extension and single storey first floor extension and internal alterations.	Noted and No Objection

2023/486	Reservoir, North Park Lane, Godstone, Surrey, RH9 8ND	Variation of Condition 3 (Use of Site) and condition 8 (Operating Hours) of planning permission ref: 2016/558 (Change of use of land to diving centre (Class D2) with associated ancillary portacabins and car parking (variation of condition 15 on permission granted under TA/2013/1495 to allow amended swimming route). Amending operating hours.	<p>After considering the application and concerns raised by local residents the committee <b>OBJECTS</b> to this application and note the following reasons:</p> <ul style="list-style-type: none"> <li>- Activity on the site has grown considerably from the initial set up and conditions of use are already breached, for example the use of lights at the site, number of buildings on the site other and activities held at the site not detailed on the current permission such as fishing (including camping overnight) and hot tubs. If the current permission is already breached there is concern that there could be further and continuing breaches in the future.</li> <li>- Impact on residents that live near the site and will be directly affected by the proposed changes to operating hours as the noise from the site already impacts their lives and ability to enjoy their gardens and homes, with the current level of noise very audible and unacceptable at times.</li> <li>- Resident's concerns on the impact on nature in the area which had previously been a designated nature reserve and the changes seen.</li> <li>- Operating hours increasing from 42 to 76 hours per week (36 of these hours being across Fri, Sat and Sun at 12 hours per day and then 10 hours per day from Monday to Thursday) would likely increase the noise disturbance to neighbouring properties .</li> <li>- The committee questioned the availability of parking for the site going forward, particularly if the adjacent site planning application (2022/1523) is approved.</li> </ul> <p>The Parish council always wants to be an advocate of local business, but do not feel it should be to the detriment of residents.</p>
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2023/521	Chevington, Carlton Road, South Godstone, Godstone, Surrey, RH9 8LD	Addition of first floor level and roof over with changes to the material finish and fenestration of the property.	Noted and No Objection
2023/562	36 Selbourne Square, Godstone, Surrey, RH9 8AT	Erection of single storey rear extension and first floor side extension.	<p>Objections of neighbouring properties noted, adjacent properties will become overlooked.</p> <p>The committee questioned the reasonability of the boundaries of the development and the proximity to neighbouring properties.</p>
2023/621	23 Langsmead, Blindley Heath, Lingfield, Surrey, RH7 6JT	Demolition of existing detached garage. Erection of two storey side extension and detached replacement garage.	Noted and No Objection
2023/585	2 The Priory, Godstone, Surrey, RH9 8NL	Erection of two storey rear extension.	Godstone Parish council note the concern of neighbouring properties in relation to changes that may alter the character of the building (white boarding at the front of the property being altered to black) which will not be in keeping with the character of the surrounding properties and request that the planning officer consider this issue of preserving the character of the group of houses in the road.
2023/630	23 Court Road, Godstone, Surrey, RH9 8BT	Erection of first floor side extension and raising height of garage roof in association with part conversion of garage to habitable accommodation.	Noted and No Objection

5. Applications Lodged with Tandridge District Council for noting:

**5.1 Discharging of Conditions**

2021/1972/ Cond1	Hookstile House, Byers Lane, South Godstone, Godstone, Surrey, RH9 8JH	Details pursuant to the discharge of condition 5 (Tree Survey and updated Soft Landscaping and Tree Planting Plan), condition 7 (Drainage Plan), condition 12 (Rights of Way Scheme), condition 13 (Construction Transport Management Plan), condition 14 (Carbon Emissions) and condition 15 (Ecological Plans) of planning permission ref: 2021/1972	Discharge of conditions noted.
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		dated 27 January 2022 (Demolition of existing buildings and earth mound and the erection of three dwellings, a bin store and a cart shed to provide car and cycle parking.)	
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**5.2 Tree works**

2023/634/ TCA	Godstone Village School, Ivy Mill Lane, Godstone, Surrey, RH9 8NH	T1) - Crack Willow - Overhanging Godstone Tennis Club - Crown reduce to the previous crown reduction points removing approximately 4-5 metres.. 22x17m down to 18x13m.	Noted and No Objection
2023/576/ TPO	Leigh Mill House, Eastbourne Road, Godstone, Surrey, RH9 8EH	1) - Leyland Cypress, growing on edge of woodland area - Fell to ground level and replace with more suitable tree.	Noted and No Objection

**5.3 Certificate of Lawfulness**

2023/428	Gardenia, Tandridge Lane, Lingfield, Surrey, RH7 6LL	Erection of single storey side / rear extension (Certificate of Lawfulness for a Proposed Use or Development)	Noted and No Objection
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- 6. Correspondence - none
- 7. Date of next meeting – to be advised.

**Part 2 – None**

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Signed

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Date