

Godstone Parish Council

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

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MINUTES

of the Planning Committee of Godstone Parish Councils
held on **Wednesday 25th August 2021** at 7.00pm at **The Bounty**.

Members: Cllrs J Gardner, B Davis, J Farnaby, D Stone M McLoughlin and S Farr
Apologies: Cllrs C Farr, L Case and C White

1. Declaration of Interest - None
2. Apologies and reason for absence
2.1 Apologies were received from Cllrs C Farr, L Case and C White due to other commitments and conflict of interest with TDC.

RESOLVED – The committee noted the apologies, and the meeting was deemed quorate.

3. Minutes of the previous meetings of the Planning Committee held on Wednesday 26 July 2021.

RESOLVED – Councillors unanimously agreed that the minutes were an accurate record of the meeting and that they be signed by the Chairman.

4. **MOTION – Reconsideration of Planning application 2021/1108** – Rediscover the planning application and the current comments submitted by Godstone Parish Council, this is due to the number of adverse comments from residents, the small number of councillors present at the last planning meeting when comments on behalf of the Parish council were agreed and the implications of this application to the access to the Parish council allotments. This is not a request to necessarily change the comments but to reconsider comments submitted and consider if amended comments should be submitted. (Proposed: Cllr B Davis; Seconded/Supported by: Cllrs D Stone and M McLoughlin)

RESOLVED – The motion was discussed with input from those allotment holders and the following statement was agreed to be sent to TDC to replace the previous Godstone Parish Council comments.

Godstone Parish council would like to withdraw their two previous comments on this application where we offered no objection.

After listening to neighbouring household's comments, consulting with allotment holders and checking some of the details in the application Godstone Parish council now wish to submit an **OBJECTION** to this application on the following basis:

- Godstone Parish only has one allotment site to serve 3 villages. These allotments are on Parish council owned land which is adjacent to the land referred to in this application and is accessed by a private road over which allotment holders formally have a pedestrian right of way. However, allotment holders have for more than 30 years driven their cars to the edge of the allotments to unload tools, compost and most importantly water as the allotments have no water supply. As the garages were not functioning as garages but storage sheds it was possible for allotment holders to leave their cars parked whilst they worked on their plots. The alternative being to park in Salisbury Road which is not possible as this road is already totally congested. Godstone Parish council is willing to provide a car park for allotment holders on the allotment site if access can be agreed.

It is clear that if this access is no longer possible then the allotments will cease to be viable and what is a very valuable asset to the community will cease to exist. Allotment holders have made it clear to GPC that they find working an allotment beneficial to their physical and mental wellbeing and will suffer in many ways if they can't use their allotments as without access and water, they will give up their plots.

Further reasons for the Parish council objecting results from some of the details of the planning application:

- It is proposed in the application to retain the back wall of the garages to try to not change the view from the surrounding properties. This is a 4-inch wall and without doubt will fall down once the roof members and partition walls are removed.

- In the application it claims there are no contaminants on the land. The garages have been used for a variety of uses including storage of paint solvents and car fluids which are likely to have permeated the surrounding land. The most important contaminant is likely to be from the asbestos cement roofing panels.
- There are several other issues which local residents have drawn to the attention of Godstone Parish council such as access for fire engines to deal with fires on the outside of the house not covered by internal sprinkler systems access for ambulances and access for construction traffic during the build. Clearly these are planning issues which will be considered by the planning officer.

We would therefore as an absolute minimum ask for a delay on making a decision on this application whilst a full contamination report is carried out by the owner.

Godstone Parish council will seek to have further discussion with the landowner to try and resolve boundary issues, allotment access for vehicles, a water supply and other legal issues. In previous unsuccessful applications the landowner was willing to negotiate such rights with Godstone Parish council so it is surprising that this has been omitted from the current application.

It was agreed that Jim Gardner would have discussions with the owner of the land to see if some compromise agreement could be reached.

The Clerk is to be asked to write to allotment holders and send them a copy of our new submission to TDC and to ask if any were in a position to swear an affidavit to the effect that they have driven down the road to the allotments to see if we could claim a Prescriptive Easement (see Gov.uk practice guide 52 easements claimed by prescription updated March 2020).

Cllr J Gardner would also take legal advice as to whether GPC could claim Prescriptive Easement due to their continued use of the road to service the allotments over at least 30 years.

All these actions need to take place as soon as possible through the results won't effect our submission which needs to be sent to TDC by 3/9/21

5. Current Planning Applications Lodged with Tandridge District Council and - Consider and agree comments:

Ref	Address	Application	Comments Agreed
2021/1338/ NH	Norbryght Stables, Tilburstow Hill Road, South Godstone, Godstone, Surrey, RH9 8NA	Erection of single storey upwards extension over the main roof of an existing building to create 2 bedrooms. (Notification of enlargement of a dwelling house by construction of additional storeys under Schedule 2, Part 1, Class AA)	OBJECTION as it is overdevelopment in the green belt see comments submitted to previous applications which were turned down.
2021/1302/ NC	Whyte Gate Farm, Tilburstow Hill Road, South Godstone, Godstone, Surrey, RH9 8LY	Change of use of agricultural building into 2 no dwelling houses (C3) and associated operational development (renewal of prior approval TA/2018/1253/NC)(Prior Approval under Class Q of Part 3 of the GPDO 2015)	OBJECTION based on inappropriate development in the green belt. The previous application was for a single house, and this is for two which constitutes overdevelopment.
2021/74	Bay Pond Wildlife Reserve And Ponds, Oxted Road, Godstone, RH9 8LT	Improvements to the bay pond wildlife ponds to include access road, desilting ponds, penstock, tracks and wetland area.	OBJECTION on the basis that no extensive flood risk assessment has been carried out and there is considerable concern by house holders in Dewlands.
2021/1238	St Huberts, Eastbourne Road, South Godstone, Godstone, Surrey, RH9 8JQ	Change of use of existing outbuilding to provide self-contained dwelling house (Use Class C3) with associated parking and amenity space.	NO COMMENT
2021/1177/ NC	Dairy Farm, Cottenhams, Blindley Heath, Lingfield, Surrey, RH7 6JW	Change of use of two agricultural buildings into 2 x 2-bedroom dwellings (C3). (Application for prior approval under Schedule 2, Part 3, Class Q.)	NO OBJECTION

2021/1192	4 Langsmead, Blindley Heath, Lingfield, Surrey, RH7 6JT	Demolition of single storey projection. Erection of two storey side and single storey rear extensions.	NO OBJECTION
2021/1100	Former Oaktree Farm Stables, Danemore Lane, South Godstone, Surrey, RH9 8JF	Demolition of various buildings and erection of a three-bedroom detached dwelling. (Reserved Matters application in relation to appearance, landscaping, layout, and scale following the grant of outline planning permission under Ref No 2020/536)	NO OBJECTION
TA/2021/ 228	7 St Johns Meadow, Blindley Heath, Lingfield, Surrey, RH7 6JU	Demolition of existing garage and erection of new dwelling. Sub-division of existing site and erection of two new garages to rear (amended drawings).	OBJECT on the basis that it is over development in the green belt and as designed it appears that the outlook from house number 8 will be a solid brick wall.
2021/1249	7 Dumville Drive, Godstone, Surrey, RH9 8NY	Erection of single storey side and rear extension to link garage and first floor extension over existing garage.	OBJECT as it is currently designed due to it being overdevelopment, its close proximity to the adjoining boundary fence and a potential lack of parking.
2021/1215	Aldbury, Danemore Lane, South Godstone, Godstone, Surrey, RH9 8JF	Variation of condition 2 (Approved Plans) of application 2018/2192 for the Addition of new roof light in eastern elevation over family bathroom (retrospective)	NO COMMENT
2021/1271	17 Cottenhams, Blindley Heath, Lingfield, Surrey, RH7 6JW	Demolition of existing side extension, and erection of single storey front, side and rear extension.	NO COMMENT
2021/1395	21 Ockleys Mead, Godstone, Surrey, RH9 8AX	Erection of a two-storey side extension	NO OBJECTION
2021/1400	7 Hillbrow Court, Godstone, Surrey, RH9 8EE	Erection of single storey rear extension	NO OBJECTION
2021/1217	Land Adjacent To Blue Anchor Farm, Eastbourne Road, Blindley Heath, Surrey, RH7 6JL	Demolition of existing buildings (including Broadcast Engineering Centre and No's 1 & 2 Blue Anchor Farm Cottages, and associated buildings/structures), and erection of up to 87 No. new dwellings, including 40% affordable housing units, new commercial accommodation (B1 and B8 use class), and retail floorspace, associated infrastructure, garages, public realm and private gardens. (Outline application for Access only.)	STRONGLY OBJECT for several reasons as listed below: This development is overdevelopment in the green belt and will if granted also affect the openness of the green belt particularly in respect to footpath 274 running through the site -The ecology report is for 77 dwellings however the application is for 87 dwellings -The proposed development has no additional infrastructure increase with an existing lack of doctors, dentists, schools, and local shops -The area has little to no public transport links and as such will necessitate residents using cars which will have an impact on emissions and hence climate change -The increase in traffic using the A22 will be substantial both from potential residents and from the new proposed new office space. In addition there are access splay and site line issues

			<p>-Godstone Parish Council cannot support any substantial development that increases the flow of traffic on the already near capacity A22</p> <p>-There is a lack of detail on car parking spaces and there is a suggestion that some of the carpark space for the existing largest employer in the area Mark Roberts motion controller will disappear (see application 2017/2403 granting 20 new car parking spaces)</p> <p>-There appears to be no good reason for the closure of the broadcast centre and as such the Balcony Centre a substantial employer will have to relocate resulting in a loss of local employment as retail units do not compensate for loss of manufacturing capacity.</p>
2021/1407	Claytiles, Church Lane, Godstone, Surrey, RH9 8BW	Demolition of existing conservatory. Erection of single storey rear extension.	NO COMMENT

6. Retrospective, Tree or Certificate of Lawfulness Applications - For noting only, Parish Council procedure is to accept the decision of Tandridge District Council Planning Officer or Tree Officer:

Ref	Address	Application
2021/1405	Claytiles, Church Lane, Godstone, Surrey, RH9 8BW	Demolition of existing conservatory and Erection of single storey rear extension. (Certificate of Lawfulness for Proposed Use or Development)

7. Correspondence

8. Date of next meeting: Proposed 22 September 2021 and 20 October 2021 but will be confirmed dependent on applications received.

Part 2 – None

----- Meeting ended 9.00pm -----

Signed - Chairman

Date