

Godstone Parish Council

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

Clerk to the Parish Council

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Minutes

of the Godstone Parish Council Planning Committee held on 12 November 2018 at 7.30pm at The Bounty Godstone.

Present: Councillors: B Davies, C Farr, J Gardner, M Gillman (Chair), M McLoughlin, D Stone and C White.

No residents were in attendance

Apologies: Councillors J Farnaby and R Johnson

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

Apologies and Reason for Absence: Apologies were received and accepted from Councillors J Farnaby and R Johnson who had other prior personal commitments.

Minutes of the previous meetings of the Planning Committee held on 15th October 2018: These minutes were unanimously accepted as a true reflection of the meeting by those present at the meeting then duly signed by the Chairman.

Tandridge District Council Planning (TDC) Decisions. (For Noting)

There were no planning decisions made by TDC noted or discussed.

Planning Applications.

2018/2003 Stansted House, Tilburstow Hill Road. Continued use of two stable units and adjoining field tracks in connection with a Segway experience business.

There are no comments as of noon on 12th November 2018. This is a change of use for existing buildings that are disused stables. Externally the buildings are not being changed to any great extent or being expanded. As far as is known the site has been used for some time giving small groups of people a chance to ride on a Segway round a field fenced off from the road and there have been no issues. Parking is on the site off the road and the number of people using the facility appears to be limited. The site is not near other properties and as Segways are electrically powered noise is minimal. While just a small business it does bring/support employment in the area and attract visitors that might use other local businesses both of which is what TDC are seeking to encourage. The application strongly supported. **NO OBJECTIONS**

2018/2095 St Stephens C of E Primary School, Hunters Chase. Boundary Fence Replacement and Swimming Pool Enclosure.

There are no comments as of noon on 12th November 2018. Ensuring children are taught to swim is a very important of their development. For safety reasons swimming pools need to be securely fenced and this is renewing/replacing fencing. **NO OBJECTIONS**

2018/1984 Oakhurst Nursery, Water Lane. Original Application - 3 x 2-bed two storey detached dwellings involving demolition of existing buildings. Amended on TDC website to 3 x 5 bed two storey detached dwellings involving demolition of existing buildings.

There are no comments as of noon on 12th November 2018. This application was originally for 3 properties each of 2 bedrooms. Based on correspondence with TDC as the built footprint these 3 properties was not greater than the existing buildings on the site the original application was being looked at sympathetically although no formal decision had been taken. The application has now been

revised to 3 properties each of 5 bedrooms thus considerably increasing the footprint. The size of the new footprint is not available but is greater than the previous footprint. The reason for the increase in the size of the properties appears to be to maximise profit and in its present form is considered an over development of a green field site. It is also at variance with the recently stated aim on TDC to build of encouraging the construction of smaller homes to meet the local demand for such properties. TDC have indicated there is already surplus of large detached properties in the area. As such the proposed development constitutes inappropriate development which is by definition harmful to the green belt as it would have an adverse impact on the openness of the area. There are insufficient special circumstances to outweigh the harm caused. It conflicts with TDC policies DP10 and DP13 as set out in part 2 of the 2014 local plan and the provisions NPPF 2018. **OBJECT STRONGLY**

2018/2077 Whytecliffe, 25 High Street, Godstone. Installation of proposed crossover to front.

There are no comments as of noon on 12th November 2018. This appears to be a modification to an existing driveway that highways will decide if there are safety issues. Neighbouring sites already have crossovers. **NO OBJECTIONS**

2018/1544 Hornbeam House, Eastbourne Road. Retrospective erection of single storey rear extension.

There are no comments as of noon on 12th November 2018. This is a very large site and the extension is not visible from the road and from the site plan it is not overlooking neighbouring properties. It is marked as a retrospective application after advice from TDC building control. Given the size of the site and the nature of the extension to the rear of the property. **NO OBJECTIONS**

2018/2087 14 Ivy Mill Close, Godstone. Alterations and refurbishment of external walls - certificate of lawfulness.

There are no comments as of noon on 12th November 2018. It is down on the TDC website as a planning application that relates to modifications to the front garden to form a hard standing area and changes to the garden layout. It does involve the creation with a large area with an impermeable surface that in heavy rain may cause local flooding. **OBJECT UNLESS A PERMEABLE SURFACE IS USED FOR THE HARDSTANDING AREA.**

Planning Appeals.

No planning appeals were on the agenda.

Matters Also Raised.

The meeting agreed that under the provisions in the standing orders that allow discussion on matters that cannot wait until a future meeting there should be some initial consideration on a number of planning application received since the agenda was published. It was agreed that following the meeting the chair will circulate comments on these applications that will be considered by the planning committee and agreed on using the email/telephone voting process set out in the standing orders.

2018/2135 1 Homefield Cottages Bullbeggars Lane. Erection of rear single storey extension and the demolition of a glass conservatory/outhouse.

The remote location of the property means this extension would not be visible to most. It is replacing an existing structure hence unlikely to be of concern.

2018/2135 20 Salisbury Road. Removal of existing rear extension and conservatory and the construction of a new single-story rear extension.

Many properties in this road have already had similar extensions constructed and there is unlikely to be concerns.

2108/2166 Blindley Heath Service Station Eastbourne Road. Removal of condition 1 of appeal.

This relates to the opening times of the car wash. After an appeal to the inspector over opening times it was ruled that the car wash could not open on Sundays and bank holidays and this application seeks to remove this condition. There was and still is intense opposition from local residents to the car

wash being open for long hours because of the disruption it causes. This opposition has not gone away and as with the previous application there is likely to be many objections. The parish council strongly objected to the original application and as there is no significant change of circumstances this position is unlikely to change.

2107/2545 38-42 High Street Godstone. Approval of conditions.

This provides the details of the way the developer is meeting the conditions place on the development. These will be reviewed to ensure the parish council is content.

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 -----

Chairman

Date