

Godstone Parish Council

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

Clerk to the Parish Council
S Endersby

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MINUTES

of Godstone Parish Councils Planning Committee meeting
held on **Thursday 20 July 2023** at **7.00pm** at **St Nicholas Youth Centre, Godstone.**

Members: Cllrs J Gardner, K Ward, C Edwards and I Smith
Apologies: Cllr L Case
Absent: Cllr P Ryan
Present: S Endersby, Clerk

OPEN FORUM – No members of the public attended the meeting.

1. Declaration of Interest - None
2. Apologies and reason for absence
2.1 Apologies were noted from Cllrs L Case due to a prior personal commitment.

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

3. Minutes of the previous meetings of the Planning Committee held on Monday 19 June 2023.

RESOLVED – It was unanimously agreed that the minutes of the meeting of the Planning Committee held on Monday 19 June 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 - Consider and agree comments:

Ref	Address	Application	Comments
2023/547	Buttons Mead Farm, Tandridge Lane, Lingfield, Surrey, RH7 6LW	Proposed 815m x 3m canter track. Works to include a small amount of cut and fill, new land drains, membrane, stone base, silica sand and fibre surface.	The committee noted the concerns of English Heritage for consideration of the application. Godstone Parish Council give No Comment.
2023/626	Godstone Golf Club, Rooks Nest, Godstone, Surrey, RH9 8BY	Restoration of former M25 works compound to create new 300 yard practice ground with 8 covered bays and teaching studio, new practice bunker, grass practice tee and short game area, provision of conveyance swales and three attenuation ponds. Associated ecological enhancements including the planting of 4,049 sqm of wildflower meadow and 2,440 trees.	No Objection
2023/544	Flower Farm, Flower Lane, Godstone, Surrey, RH9 8DE	Erection of building (retrospective)	OBJECTION – The committee objected to the application. The applicant has not applied for permission in the correct way and the committee are concerned that there is a disregard for the correct planning application process and that a precedent will be set for the construction of buildings at the site and then retrospective applications if permission

2023/671	Broadcast Engineering Centre, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JP	Installation of external storage racks contained within the site.	The committee questioned the level and details of the drawings of the application. The committee noted that a number of previous applications have been refused (2022/1224, 2020/850, 2020/436 and 2019/2051) and requested that consideration of the new application includes consideration of the issues and concerns raised at the time of previous applications.
2023/743	Southlands Nurseries, Hare Lane, Blindley Heath, Lingfield, Surrey, RH7 6JB	Commencement of development under TA/2016/1684 (Demolition of existing horticultural glasshouses and 3 residential dwellings. Erection of 7 detached dwellings and garages.)	No Objection if it complies with the historic permission granted.
2023/689	Buttons Mead Farm, Tandridge Lane, Lingfield, Surrey, RH7 6LW	Variation of condition 2 (approved drawings) of planning reference 2017/2017 (Erection of single storey side and rear extensions incorporating balcony over and first floor side extension. Erection of new roof to existing front projection, open porch to front elevation, front infill extension and detached garage. (Amended Plans)) to allow alterations to the design of the extensions including the reduction in depth to approved rear extension.	No Comment.
2023/577	Norbryght, Tilburstow Hill Road, South Godstone, Godstone, Surrey, RH9 8NA	Extension of roof to include dormer windows, demolition of ground floor north porch and erection of single storey extensions and canopies to south and east elevations	No Comment.
2023/510	Walkingstead, Church Lane, Godstone, Surrey, RH9 8BW	Restoration and refurbishment of existing single storey outbuilding.	No Comment.
2023/770	The Cottage, 23 Oldencraig Mews, Lingfield, Surrey, RH7 6GU	Demolition of existing annexe and car barn and erection of single story dwelling with associated landscaping and parking	No Objection
2023/793	Orchard House, Eastbourne Road, Godstone, Surrey, RH9 8EH	Erection of two storey rear extension and single storey side extension. Installation of new roof and rear dormer to form loft conversion, glazing throughout, solar panels to main roof. Erection of new outbuilding to provide a two bay garage, gym/storage and studio/guest bedroom, shower and study, solar panels.	No Objection
2023/731	35 Hunters Chase, South Godstone, Godstone, Rh9 8hr, South Godstone, Godstone, Surrey, RH9 8HR	Demolition of conservatory. Erection of single storey rear extension, front porch, garage conversion and rear dormer in association with conversion of loft to habitable accommodation.	No Objection.

2022/1523	Land At Former Godstone Quarry, Godstone, RH9 8ND		2 nd notification of application sent in error by TDC, Parish council has already submitted comments and this application was not discussed.
2023/796	Hartsridge, Harts Lane, South Godstone, Godstone, Surrey, RH9 8LZ	Installation of Solar Panels	No Objection.

5. Planning applications using access across SSSI next to Stanton’s Hall Farm

Applications that are relevant to the discussion:

2023/366 - Land Adjacent To Heathview, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6LG
 Proposal: Building which has been in existence for approximately 6 years (Certificate of Lawfulness for an Existing Development)

2023/367 - Land Adjacent To Heathview, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6LG
 Proposal: Use of building for car repairs and renovation (Use class B2), Storage and sale of cars on hardstanding on the same planning unit. (Retrospective).

The council have become aware of the following planning applications and **STRONGLY OBJECTS**, in particular to the use of Parish Land without the permission of the council.

Incorrect information in the application – In both the applications detailed there is a claim of use of the tarmacked track as a publicly maintained road, this is not the case. The tarmacked track is not an adopted road and not publicly maintained and is owned by Godstone Parish Council on Parish council land known as Blindley Heath Common and SSSI. The route from the A22 is only a public designated footpath.

Location of the track - This track is within the Blindley Heath Site of Special Scientific Interest (SSSI) and an area also designated as a Local Nature Reserve, both of which are controlled Government designations. Godstone Parish Council, as owners of the land has to ensure it upholds legal obligations to protect the land and would require any person or business wishing to the use the track to apply to them for permission to ensure the appropriate consent and checks with Natural England are completed.

No Permission for use - The Parish council confirm that it has not granted any permission to Heathview or any business using the site to have access across Parish land or for use of the track.

Any application for permission to use the track should be made to Godstone Parish council in writing to the Clerk at clerk@godstone-pc.gov.uk.

6. Correspondence - None

7. Date of next meeting – To be advised

Part 2 – None

----- Meeting Ended -----

 Signed

 Date