

Godstone Parish Council

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

Clerk to the Parish Council
Mrs S Endersby

Admin Assistant
Mrs E cross

The Bounty
Godstone Green
Godstone, Surrey
RH9 8DY

Telephone: 01883 744209
Email: clerk@godstone-pc.gov.uk

MINUTES

of the Planning Committee of Godstone Parish Council held on Monday 25 March 2019 at 7.30pm at The Bounty, Godstone.

Members: Cllrs J Gardner, C Farr, C White, D Stone, J Farnaby and B Davis.
Apologies: Cllrs R Johnson, and M Gillman
Absent: Cllr M McLoughlin
Public Forum: R Anderson and M Avery of Chartwell (Development company who plan to develop Oldencraig)

R Blain, G Lean, R Tween, D Parish, K Parish, S Farr who all live in Blindley Heath or have an interest in the Oldencraig development.

RESOLVED – Councillors agree that In the absence of Councillor M Gilman who normally chairs this meeting and prepares the minutes, Councillor Gardner would chair the meeting and Councillor Davis would take the minutes.

1. Declaration of Interest - No councillor expressed any interest
2. Apologies and reason for absence
2.1 Apologies were received from Councillor M Gillman and R Johnson.

RESOLVED – Councillor unanimously accepted the apologies and the meeting was deemed quorate.

3. Minutes of the previous meetings of the Planning Committee held on 15 January 2019.

RESOLVED – Councillor unanimously accepted the minutes of the last meeting as an accurate record of the meeting and were signed.

4. District Council Planning Decisions – Nothing to report that had any effect on Godstone parish

5. Current Planning List and Applications - Consider and agree comments for:

5.1 The Chairman allowed the representatives of Chartwell to make a presentation of their proposals for Oldencraig and as the majority of the members of the public had come for this item they questioned the developers and members of the council The chairman moved this item to be the first on the agenda so that members of the public could hear the councils views.

2019/330	Oldencraig, Tandridge Lane, Lingfield RH7 6LL 2019/330	Erection of 20 detached and semi-detached dwellings with associated parking and amenity space involving demolition of existing buildings
----------	--	--

5.2 In relation to Application 2019/330 - After considerable discussion and consideration of the application the Parish council has some concerns and would wish for assurances that the following matters are investigated and guarantees received:

5.2.1 Bats and Ecology Survey

- In the 2019/330 planning application a Bio-Diversity checklist states that the area has been surveyed for bats and concluded that there are no suitable structures for bats, however no account seems to have been taken of the trees on site. This conclusion is contrary to the Arbeco phase 2 Ecology Survey Report carried out in support of the original approved application for 9 houses which showed that over a 5 day period an average of 250 bat passes were recorded per night.
- GPC would like to see this re-visited and an updated Ecology report based on the 2016 initial findings for all appropriate species. This should include detailed measures to ensure that during construction and development no disruption to any species previously noted takes place and suitable bat houses are provided and light pollution is minimised.
- GPC do not seek an expensive survey just sufficient detail to ensure species previously highlighted are acknowledged and protected.

5.2.2 Proximity to SSSI

- Within close proximity to the proposed development is Blindley Heath's Site of Special Scientific Interest (SSSI) site which is owned by GPC. GPC do not find, in any report, mention of the possible effects on this site or any of the surrounding areas in raising of ground level as a housing flood protection method for the development.

- GPC do not find any explanation on the effect of removing existing ponds and the diversion of ditches or gullies.
- Whilst the application attaches a flood report it concentrates on the effects to the development and not on any possible effects to neighbours and particularly the SSSI whose situation is unlike other SSSI's and is a totally unique and untouched area.
- Before planning permission is granted GPC wish to see, a detailed report on the effects of this development to the water table and the water circulation as a result of ground works. This to include the effects of removal of, or creation of ponds and to include measures required to keep the area as it is currently and stable in the future.
- GPC would expect to see a Sustainable Drainage System (SUDS) designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
- GPC would like to have an undertaking that a 50m "never to be developed zone" be established in the area along the perimeter of the SSSI site together with a tree planting scheme that offsets any increase in water run off or water level increase.

The Parish Council conclude that **with the points detailed above being taken in to account**, there is **NO OBJECTION**.

5.3 Other Planning Applications:

2019/307	Ruxley Cottage, Byers Lane, South Godstone, RH9 8JL	Demolition of existing conservatory and erection of two-storey rear/side extension	There were no public objections and the council offer NO COMMENT .
2019/232	24 Featherstone, Blindley Heath, RH7 6JY	Single storey rear extension	There were no public objections and the council offered NO OBJECTION to this extension
2019/311 /NH	Brook - Danemore Lane, South Godstone, RH9 8JF	Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.3 metres, for which the maximum height would be 3.9 metres, and for which the height of the eaves would be 2.4 metres	There were no public objections and the council felt this should be a matter for the planning officer and offered NO COMMENT .
2019/304	Godstone Farm, Tilburstow Hill Road, Godstone RH9 8LX	Improvement works ancillary to farm park comprising: alternative car parking area; new relocated shop and entrance kiosk; conversion/extension of existing shop to form new relocated tea room; new relocated play barn; new relocated animal display barn; new catering kiosk; associated landscaping and infrastructure.	The Parish council FULLY SUPPORT THIS DEVELOPMENT as it provides employment to local people and is an attraction for the village HOWEVER they ask the planners to consider reducing the speed and weight limit on Tilburstow Hill in the vicinity of the farm as there is a potential safety issue for traffic entering and exiting the farm
2019/458	44 Tylers Close, Godstone, RH9 8AW	Demolition of single storey side extension. Erection of two storey side extension to form new dwelling. Erection of single storey rear extension and rear dormer	The council do not support this development as it has been rejected in the past and the new application is larger than previous and is in our view overdevelopment OBJECTION
2019/416	51 Tylers Close, Godstone, RH9 8AW	Proposed two storey side extension	The council note the concerns of a local resident about increased street parking but offer NO COMMENT .
2019/435	18 Willow Way, Godstone, RH9 9NQ	Loft Conversion to form additional accommodation, insertion of rooflights to front and side elevation and new door to rear elevation	NO COMMENT .

6. Date of next meeting: To be confirmed dependent on applications received.

Part 2 – NONE.

----- Meeting ended -----

Chairman

Date