

Godstone Parish Council

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

Clerk to the Parish Council

J Coulthard

Assistant Clerk

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Minutes

Meeting of Godstone Parish Council Planning Committee
held on 18th February 2026 at 7:00pm at **The Endeavour, Godstone Green**

Chair: Cllr J Gardner

Present: Cllr S Beagley, Cllr L Case, Cllr K Ward, Cllr C White

In attendance: J Coulthard (Clerk), 29 x Residents

P83/25	1 QUESTIONS FROM MEMBERS OF THE PUBLIC	
	<p>1.1 A resident has written to the Clerk to raise concerns about Planning Application 2025/1407 - Land West of Tylers Close and wishes to have the opportunity to speak. – 29 Residents attended the meeting to present their views about the proposed development of 250 houses on the Land West of Tylers Close. Cllr Gardner welcomed the residents to the meeting. He clarified that this was the Parish Council's (PC) normal monthly Planning Committee meeting and not a meeting specifically about the development. He also advised that planning application 2025/1407 was an 'Outline' planning application with all matters reserved apart from the access way. Cllr Gardner then briefed the residents on how this section of the meeting worked and asked if there was one resident who could speak for them all to help avoid a very long meeting - One resident agreed to speak and gave an overview of residents' concerns about the development with other residents adding in specific concerns or speaking in support of the concerns raised.</p> <p>The resident mentioned:</p> <ul style="list-style-type: none">• That access would be via the 'haul' road i.e. the road used by Sibelco to access their quarry and that a change of use would be a breach of planning permissions.• Godstone Primary School was already oversubscribed as was Pond Tail Drs Surgery. <p>D Cllr Mike Crane spoke in his capacity as a resident and not as a Cllr. He clarified that the planning decision was not down to the District Cllrs. He mentioned that all the land subject to the planning application was Greenbelt and some parts were within the Area of Outstanding Natural Beauty (ANOB). He mentioned that there were lots of reasons that could be used to oppose the development. He mentioned again his anger about the PCs response submitted for a planning application in South Godstone stating that Tandridge District Council's (TDC) planning department had laughed at the response. Cllr Ward asked Mr Crane to desist discussing the response for the application in South Godstone as Mr Crane in his capacity as District Cllr had already raised the subject at three previous PC meetings. Mr Crane refused to desist. Cllr Ward then stated that Mr Crane's comments had been noted and that the PC's Planning Committee had acted. Cllr Ward advised Mr Crane that continuing to criticise the PC was upsetting him. Mr Crane responded that he did not care.</p>	

	<p>Mr Crane then mentioned a 6-page document that had been circulated on Facebook which gave all the reasons that could be used by residents to object to the planning application.</p> <p>It was mentioned that the planning application should be refused because the Planning Inspector had refused permission for the Garden Village to be built because Junction 6 of the M25 needed to be upgraded and this therefore applied for the Tylers Close application. It was also mentioned that the SCC Highways response stated that Junction 6 could not cope with the extra traffic from the development.</p> <p>Some residents also mentioned that they hoped the 'haul' road might be turned into a by-pass for Godstone which led to North Park Lane.</p> <p>Cllr Gardner mentioned that he believed the sewage system could not serve 250 extra houses and it was not just the planned 250 houses because when added together with other planning applications if permissions were given for all there would be a total of c. 458 extra houses, and a total of 1,400 in the Parish.</p> <p>Mr Crane mentioned that in his capacity as D Cllr, he had asked for the planning application to be brought before the TDC Planning Committee, if the Planning Officer was minded to approve it.</p> <p>Residents asked what the process was to object to the proposal and on what grounds they could object. IT WAS AGREED that the Clerk would send Godstone Village Association (GVA) details of how to object, on what grounds residents could object, and guidance on how to write their comments and that GVA would circulate to members and publish on the Community Facebook page.</p> <p>Cllr Gardner advised the residents that the PC had met with a planning expert with a view to engaging them to work on responses to large, complex planning applications. The Clerk advised that the planning expert had worked in planning for Sevenoaks District Council and TDC and had several PCs as clients. Cllr Gardner advised that utilising this expertise was not cheap and would cost £95 per hour excl. VAT. He asked if they would be supportive of the PC engaging the expert to work on the response to the application. The residents were very keen for the PC to engage the expert.</p> <p>Concluding, one of the residents reminded the others and the meeting that the Planning Inspector for the last local plan had ruled against the Garden Village Development because of the need to upgrade junction 6 of the M25 and they needed to be consistent.</p> <p>1.2 A resident asked to speak about the TDC Local Plan – The resident advised that the Government wants 17,000 houses to be built in Tandridge over the next 20 years. This would mean a 50% increase in the population. He advised that the TDC Local Plan was out for consultation and needs to be responded to by the 1st March 2026. He asked if the PC would be submitting a response. Cllr Case volunteered to work with Cllr Beagley to submit a response.</p>	JC
P84/25	2 APOLOGIES AND REASONS FOR ABSENSE	
	None.	
P85/25	3 DECLARATIONS OF INTEREST	
	None.	
P86/25	4 MINUTES OF THE PREVIOUS MEETING	
	The signing of the minutes of the Planning Committee meeting held on 21 st January 2026 were signed at the Full Parish Council meeting of the 2 nd of February 2026 therefore there were no minutes to sign. (LGA 1972 Sch. 12 s41)	
P87/25	5 PLANNING APPLICATIONS LODGED WITH TANDRIDGE DISTRICT COUNCIL (TDC)	
	5.1 2025/1407 - Land West of Tylers Close, West of Godstone, Godstone, Surrey, RH9 8AN - Outline planning application with all matters reserved except for access for up to 250 dwellings (Use Class C3), public open space, landscaping, sustainable urban drainage, access and associated infrastructure - RESOLVED – OBJECTION it was agreed that Cllr Case and the Clerk would prepare a response and send it to the planning expert for review and comment and submit the final comment incorporating guidance from the planning expert.	JC/LC

	<p>5.2 2025/1527 - Links Farm, Tilburstow Hill Road, South Godstone, Godstone, Surrey, RH9 8LB - Variation of condition 2 (Approved plans), 3(External joinery), 4 (Materials), 5 (Hard and soft landscaping), 6 (Solar PV), 7 (Parking), 8 (EV charging) of planning permission 2023/490 dated 18/09/2023 (Demolition of existing barns, structures and removal of concrete hardstanding. Erection of four detached dwelling houses, garaging facilities and associated works.) to allow revised designs of plots 2, 3 & 4.- RESOLVED – NO OBJECTION.</p> <p>5.3 2025/1331 - Plum Cake Cottage, Godstone Green, Godstone, Surrey, RH9 8DZ - Erection of garden office/storage building (Part retrospective). RESOLVED – NO OBJECTION.</p> <p>5.4 2026/109 - Norbryght, Tilburstow Hill Road, South Godstone, Godstone, Surrey, RH9 8NA - Erection of mobile home. RESOLVED – OBJECTION. It was agreed that Cllr Case and the Clerk would draft and submit the response.</p>	JC/LC
P88/25	6 ANY OTHER PLANNING MATTERS	
	6.1 TO NOTE APPEAL (Appeal Ref 6004344 - 2025/837) - Norbryght, Tilburstow Hill Road, South Godstone, Godstone, Surrey, RH9 8NA - Demolition of a storage barn and erection of a new dwelling with associated parking and garden area. NOTED.	
P89/25	7 MATTERS FOR REPORTING OR INCLUSION ON FUTURE AGENDA	
	None.	
P90/25	8 AOB	
	Cllr White mentioned that he had been informed that a new settlement was likely to be proposed in the vicinity of South Godstone and Blindley Heath.	
P91/25	8 DATES OF NEXT MEETINGS	
	<ul style="list-style-type: none"> • Full Parish Council Meeting – Monday, 3rd March 2026, 7:30pm, St Stephens Church, South Godstone. • Planning Committee Meeting – Wednesday, 18th March 2026, 6:30pm, the Bounty, Godstone Green. 	

There being no other business the Chair closed the meeting at 8:31pm

Signed by

Print Name

Date