



ELSTEAD PARISH COUNCIL

Mrs Juliet Williams – Clerk
Woodview,
Red House Lane,
Elstead,
Surrey GU8 6DS

Email: elsteadpc.clerk@gmail.com

Chairman: Mr P.W. Murphy
Email: pwmurphy215@supanet.com

Planning Committee - Minutes of Meeting **Monday 18th June 2018 at 6.45pm**

Present: Cllr J. Jacobs (Chair) Cllr P. Murphy Cllr J. Holroyd
Cllr R. Holroyd Cllr J. Holroyd Cllr K. Brooke
Cllr R. Rees Cllr L. Davidsen Cllr R. Gardner
Mrs J. Williams (Clerk)

1.0 Apologies

No apologies were offered.

2.0 Declaration of Interests

The Clerk declared an interest in WA/2018/0865 and did not participate in any of the discussion regarding this application. No members disclosed a Personal and Prejudicial interest which members are required to disclose by section 94(1) of the Local Government Act 1972 and in accordance with The Parish Council (Model Code of Conduct) Order 2007.

3.0 Planning Applications:

WA/2018/0865	LAND CENTRED COORDINATES 490605 142764 ON EAST SID, RED HOUSE LANE,	<p>Outline Application For The Erection Of Five Detached Dwellings Along With Garages And Amenity Space With All Matters Reserved.</p> <p><i>Elstead Parish Council strongly opposes this proposal for the construction of 5 detached dwellings on land at the end of Red House Lane, for the following reasons:</i></p> <p><i>1 Most of the land (over three-quarters of the total area of the site) is in the Green Belt. The NPPF requires that green belt land should be developed only in 'very special circumstances'. No such circumstances apply to this land.</i></p> <p><i>2 The promoters of the site argue that very special circumstances exist because no alternative suitable sites for housing have been identified locally. This is incorrect. The Elstead and Weyburn Neighbourhood Plan team have</i></p>
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		<p><i>identified two larger sites in the village which are more suitable for development than this site, which was one of those considered but rejected by the NHP team.</i></p> <p><i>3 The site is well within the 400m 'zone of protection' around the adjacent Wealden Heaths SPA. Within this zone, housing development is discouraged owing to the likely impact on the integrity of the SPA. Natural England's advice is that priority should be given to directing development to sites further away from the SPA. Both of the alternative sites mentioned above are significantly further away from the SPA than the Red House Lane site.</i></p> <p><i>4 The proposals would involve the development of land at the back of existing dwellings on Red House Lane. This is uncharacteristic of the neighbourhood and is contrary to the terms of the Elstead Village Design Statement. Acceptance of the plans would create a precedent for the further development of adjacent land at the rear of the current settlement. It would also create an extended and intense area of development at a point where the existing housing begins to merge gently into the surrounding countryside.</i></p> <p><i>5 The proposed development contains no affordable housing and the size of the 5 dwellings appears to be inconsistent with the size provisions set out in the current Local Plan.</i></p> <p><i>In summary, these proposals are not compliant with the NPPF or the Local Plan and would result in inappropriate development close to an important site of major conservation interest. If nevertheless WBC are minded to grant consent, I would ask that the Parish Council is informed in good time so that it can ask its Borough Councillors to call the application in for consideration by the relevant Planning Committee.</i></p>
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WA/2018/0930	STABLE HOUSE, BURFORD LEA, ELSTEAD, GODALMING,SURREY, GU8 6HT	Erection Of Single Storey And Roof Extensions To Existing Garage To Provide Ancillary Accommodation. <i>Elstead Parish Council supports this application as long as it is in line with GB policy.</i>
WA/2018/0915	UPPER COACH HOUSE, FARNHAM ROAD, TILFORD, FARNHAM,SURREY, GU10 2AT	Listed Building Consent For Erection Of Extensions And Alterations. <i>Elstead Parish Council cannot comment on the listed building consent status</i>
WA/2018/0914	UPPER COACH HOUSE, FARNHAM ROAD, TILFORD, FARNHAM,SURREY, GU10 2AT	Erection Of Extensions And Alterations. <i>Elstead Parish Council supports this application. Elstead Parish Council notes that the extension is marginally greater than the 40% that is usually permitted but it does not have any objections to this.</i>
WA/2018/0928	HONEYPOT ANTIQUES, MILFORD ROAD, ELSTEAD, GODALMING,SURREY, GU8 6HP	Application Under Section 73 To Vary Condition 1 Of Wa/2017/2196 (Plan Numbers) To Allow Alterations To The Proposed Plans. <i>Elstead Parish Council objects to this application for the following reasons:</i> <i>1) Increasing the height line: The height line of the building is already significantly higher than surrounding residential properties and the proposed further increase in height will be visibly detrimental to the street scene on the Milford Road as well as to residents in Orchard Close.</i> <i>2) Bringing the building forward will severely impact the sight line of vehicles exiting Orchard Close.</i> <i>3) Parking – concerns about the lack of parking remain. It appears as if a parking space has been lost with the revised proposal.</i>

4. Planning Communications/Other Matters

Correspondence received from WBC Planning highlighting a change in timings for when copies of the plans will be uploaded onto the planning website and sent to The Clerk. The Clerk had forwarded the letter to councillors in full before the meeting.

Juliet Williams - Clerk

