



Elstead Parish Council. c/o Woodview, Red House Lane, Elstead, Surrey. GU8 6DS
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Chairman: Mr Patrick Murphy. E. elsteadpc.pat.murphy@gmail.com

Planning Committee - Minutes of Meeting

Monday 20th February at 7.10pm at Elstead Youth Centre

Present: Cllr J. Jacobs (Chair) Cllr J. Mathisen Cllr P. Murphy
Cllr L. Davidsen Cllr D. Snape Cllr S. Reynolds

Mrs J. Williams (Clerk) 9 x's MOP's

1.0 Apologies

Apologies were received from Cllrs Gardner and Rees which members accepted.

2.0 Declaration of Interests

No councillors 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. Planning applications

WA/2022/01052 APP/R3650/W/22/3308781	THE GARDEN COTTAGE FARNHAM ROAD TILFORD FARNHAM GU10 2AT	Erection of a dwelling and associated works following demolition of existing dwelling. <i>Elstead Parish Council has no further comment / no submission to be made</i>
WA/2023/00338	WESTBROOK HOUSE WESTBROOK HILL ELSTEAD GODALMING GU8 6LJ	Erection of a single storey lobby extension with porch <i>Elstead Parish Council supports this application</i>

<p>WA/2023/00292</p>	<p>CHAILEY WOOD WOOLFORDS LANE ELSTEAD GODALMING GU8 6LL</p>	<p>Erection of a dwelling following demolition of existing dwelling.</p> <p><i>Elstead Parish Council would ask that if planning officers are minded to approve this application a condition be included to remove permitted development rights. Elstead Parish Council notes that the location of this property is close to a busy bridleway and would ask that adequate screening is also included as a condition.</i></p>
<p>WA/2023/00214</p> <p>NB this application was discussed after the main meeting following a presentation by the architect.</p>	<p>GREAT HOOKLEY FARM HOOKLEY LANE ELSTEAD GODALMING GU8 6JE</p>	<p>Change of use partial demolition and alteration of five existing agricultural buildings to provide 9 dwellings together with associated amenity space parking bin store area and landscaping erection of 2 detached car ports; demolition and replacement of the commercial building with associated car parking and demolition of all of the remaining buildings to facilitate access.</p> <p><i>Elstead Parish Council strongly objects to this application. Elstead Parish Council feels that this application represents inappropriate development in the Green Belt. The proposal is to convert several chicken sheds into dwellings simply in order to benefit from the exemption for the conversion of agricultural buildings in the NPPF Green Belt rules. This would result in a housing complex of unusual design with very limited outdoor space. This high density development would lie within 500m of the nearby SPA and</i></p>

		<p>would encroach well into the Green Belt.</p> <p>The proposed access to the development would also present problems. It is both long and narrow and does not allow vehicles to pass each other, except in passing places. There is no room for a footway to safely accommodate pedestrians and the disabled.</p> <p>The proposed development would not be subject to a CIL payment, would include no affordable accommodation and would provide mostly high-value housing of the type which is likely to be out of reach of first time buyers. As such, it would produce no clear community benefit.</p> <p>The emerging E&W NHP has site designations for more than the number of houses that Elstead is required to take as part of the Local Plan.</p> <p>If planning officers are minded to approve this application, Elstead Parish Council would ask for the following conditions: 1) all permitted development rights to be removed, 2) the current distribution business to be removed from the site and 3) a recommendation for some community contribution given the fact that the scheme would be exempt from CIL and would provide no affordable houses.</p>
NMA/2023/00136	ST MARYS MILFORD ROAD ELSTEAD	Amendment to wa/2022/00644 - style of the fenestration and the front porch becoming

	GODALMING GU8 6HS	recessed as opposed to set beneath a canopy <i>Elstead Parish Council has no comment</i>
WA/2023/00139	TRUXFORD HOUSE THURSLEY ROAD ELSTEAD GODALMING GU8 6LW	Certificate of lawfulness under section 192 for erection of an outbuilding and an open fronted gazebo <i>Elstead Parish Council expresses reservations about further development on this site given its proximity to the SPA and would refer planning officers to the application for the cabin that was refused last year.</i>

4. Planning Communications/Other Matters

There was nothing to report.

Juliet Williams

Clerk – Elstead Parish Council