**Planning Committee - Minutes of Meeting**

**Monday 19th May 2025 at 6.30pm at Elstead Youth Centre**

Present:Cllr J. JacobsCllr J. Collis Cllr L. Davidsen

Cllr A. Goundry Cllr A. Hampshire Cllr J. Holroyd

Cllr M. Lass Cllr R. Muir

Mrs J. Williams (Clerk)

Cllr D Harmer (SCC)

2 1.0 Apologies

Apologies for absence were received from Cllr Murphy which councillors accepted. The clerk confirmed that the meeting was quorate.

2.0 Declaration of Interests

The whole council declared an interest in WA/2025/00849 as it has submitted this application and it is on their land. 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.

3.0 Planning applications for comment

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| WA/2025/00849 | ELSTEAD (THURSLEY ROAD) RECREATION GROUND BEACON VIEW ROAD ELSTEAD GODALMING GU8 6DU | Installation of cricket practice surface and nets following removal of existing.  *Elstead Parish Council supports this application but notes that it has an interest in this application as it has submitted it for installation on its (PC) land.*  (8/8 councillors) |
| WA/2025/00799 | GREENHYTHE THE GREEN ELSTEAD GODALMING GU8 6DA | Erection of first floor extension above existing integral garage to provide habitable accommodation  *Elstead Parish Council strongly objects to this application. The scale of the proposal is overbearing on the neighbouring property and Elstead PC would refer planning officers to our ‘made’ NHP which states that any development must be in keeping with the scale of neighbouring properties.*  (8/8 councillors) |
| WA/2025/00772 | HEATHERSIDE THURSLEY ROAD ELSTEAD GODALMING GU8 6DH | Erection of single storey extension and alterations to elevations  *Elstead Parish Council strongly objects to this application. The scale of the proposal is overbearing and Elstead PC would refer planning officers to our ‘made’ NHP which states that any development must be in keeping with the scale of neighbouring properties. Concern was expressed about where construction vehicles will park if officers are minded to approve the application. This is because the property is located on a blind bend close to where people park for school drop off/pick up and to park construction vehicles here will cause even more congestion at a dangerous pinch point.*  (8/8 councillors) |
| WA/2025/00752 | SPRINGFIELD FARM THE GREEN ELSTEAD GODALMING GU8 6HA | Listed building consent to replace rotten wooden framed window with same style double glazed window.  *Elstead Parish Council has no comment.*  (8/8 councillors) |
| WA/2025/00760 | WODENSCROFT THURSLEY ROAD ELSTEAD GODALMING GU8 6DH | Erection of a single storey extension following demolition of existing conservatory  *Elstead Parish Council strongly objects to this application. The scale of the proposal is disproportionate i.e the proposal is doubling in size to the original dwelling. Councillors also noted concern over evacuation in the event of a fire.*  (8/8 councillors) |
| WA/2025/00682 | 3 HAZELWOOD ELSTEAD GODALMING GU8 6HJ | Erection of a single storey extension following demolition of existing conservatory (as amended by plans received 25.04.2025)  *Elstead Parish Council supports this application.*  (8/8 councillors) |
| WA/2025/00728 | ANNEXE FOXWOOD HOOKLEY LANE GODALMING | Change of use of ancillary residential annexe to provide a short term holiday let  *Elstead Parish Council strongly objects to this application. The “room” was originally built as a garden office. There have already been 2 Appeals relating to historic proposals both of which have been turned down by the planning inspector. This application for an air bnb does not take into consideration that approval for the office was given on the basis that it remained ancillary to the main dwelling. Therefore to turn it into an air bnb completely ignores this permission and criteria.*  *Elstead PC objects also as the issue of access has still not been resolved and there is no sensible amenity either for the garden office or the main dwelling.*  (8/8 councillors) |

The following NHP policy relates to; WA/2025/00799, WA/2025/00772, WA/2025/00760.

**Policy ESDQ1: Character and Design**

Development proposals should positively respond to the specific urban and landscape

character of their sites and their settings. In addition, proposals should have regard to the

Village Design Statement and demonstrate how they would contribute towards protecting

and enhancing the character of Elstead as a rural village.

As appropriate to their scale, nature and location development proposals should respond

positively to:

1. Established building lines and arrangements of front gardens, walls, railings or hedges

where such features are important to the character and appearance of the area;

2. Established plot widths within the locality, particularly where they establish a rhythm

to the architecture in a street; and

3. The separation between buildings, and between buildings and the site boundaries, in

relation to likely impact on the privacy and amenity of neighbouring properties.

4. Planning Communications/Other Matters

Mobile catering van: A letter of concern has been received from a neighbouring property to The Pavilion regarding the application for a mobile catering van to park in the Pavilion car park and sell burgers. Residents claimed that they had not been consulted. The matter was discussed as the PC has been included in the formal consultation from WBC. Elstead PC objects to this application a) because it seeks to preserve existing village business (ref NHP policies) and b) the PC feels that the car park should be for the sole use of rec and pavilion users and fears that this will reduce the car parking capacity resulting in more cars being parked along the road. Councillors questioned whether they should not have been advised of the proposal from the pavilion and the clerk to check the lease. The second application is for the mobile catering company to sell from Woolfords Lane. Whilst Elstead PC considered this to be a reasonable compromise it was questioned whether the road was privately owned. The clerk to ascertain if this is the case as again resident would need to be consulted.

EV charging in the lay-by in front of the village hall: The clerk advised that she had been notified of a proposal by SCC to install EV charging points in the lay-by in front of the village hall. The clerk advised that as land owner it had not been consulted. The clerk has contacted SCC who asked for the query to be put in writing and the auto reply advised that there would be a response within 28 days (after the end of the consultation period).

Juliet Williams

**Clerk – Elstead Parish Council**