

**St Martha Parish Council**

**Additional comments submitted to GBC as a Statutory Consultee on Planning Applications and Enforcement Cases during 2022**

Application Number	Address and details of application	Comments
21/P/02607	<b>Inglenook, 22 Roseacre Gardens, Chilworth, GU4 8RQ</b> Single storey rear extension following demolition of existing conservatory, enlarged street facing dormer windows and changes to fenestration. New oak framed carport.	<b>CONCERN IS RAISED TO PLANNING OFFICERS:</b> The proposed extension will extend well beyond the length of the existing conservatory thus breaking the '45-degree rule' from the neighbour's property.
21/P/02524	<b>Heathfield House, Lockner Holt, Chilworth GU4 8RG</b> Variation of condition 2 (plans) of P/application 21/P/01307 approved on 30/07/21, to allow for proposed external landscaping including wraparound decking, external steps and pool.	<b>APPROVE</b> – Planners should be aware that the access to Heathfield House via Lockner Holt is currently very difficult even for cars, due to the state of the track and overgrown trees and shrubs. If construction delivery drivers are following a Sat Nav and attempt that route it will cause considerable disruption and is completely unsuitable.
22/P/00270	<b>Lockner Holt House, Chilworth GU4 8RG</b> Erection of oak framed woodland maintenance/log store building to replace existing woodland maintenance store building and garage	<b>APPROVE</b> – Planners should be aware that heavy machinery/vehicles should either enter from the Blackheath direction, or smaller, lighter vehicles are used when crossing the bridge off the A248.
21/P/02115	<b>The Bungalow, Blacksmith Lane, Chilworth GU4 8NQ</b> Proposed conversion of existing bungalow to create two residential dwelling houses.	<b>WITHDRAWN 25/04/22</b>
21/P/02448	<b>The Bungalow, Blacksmith Lane, Chilworth, GU4 8NQ</b> Erection of a new four-bedroom dwelling following demolition of two existing outbuildings.	<b>REFUSE:</b> The Parish Council object to this planning application on the following grounds: This is a site of historical architectural interest and therefore full architectural recording both drawings and photographs are required supporting archaeological information as is required by Policy HE14 of the two existing outbuildings. Attached is an Historical Assessment.
22/P/00408	<b>South Oaks Caravan Park, 106 - 114 Dorking Road, Chilworth GU4 8NS</b> Erection of three detached dwellings and one additional caravan pitch, including new access, following rearrangement of site.	<b>REFUSE:</b> The Parish Council object to this planning application on the following grounds: three new dwellings would be an over-development of the site; they are sited too close together and to the boundary. Parking would be inadequate for three new houses. Two new dwellings would be more appropriate.

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<b>22/P/00743</b>	<b>Pilar Lodge, Sample Oak Lane, Chilworth GU4 8RE</b>	To reduce any impact on the natural environment, the Parish Council suggest natural planting for all year-round screening to the south and south west of the proposed Guest House - where the Pilar Lodge boundary abuts Natural Trust woodland and a public Bridleway/Footpath leading directly onto Blackheath Common. The Parish Council endorses the Surrey Hills Planning Officer's suggestion that detailed drawings should be approved by the Borough's Design and Conservation Officer.
<b>22/P/01570</b>	<b>Brantyngheshay Lodge, Sample Oak Lane, Chilworth GU4 8RE</b>	<b>APPROVE:</b> St Martha Parish Council recommends that GBC approve planning Officers the building plans but are concerned, in spite of Surrey Highways comments, about the position of the proposed entrance near a curve in the lane with reduced visibility. Furthermore, the Transport Statement, which was carried out during the holiday period when traffic levels were at their very lowest, compared the 85% percentile speeds to the National Speed Limit of 60mph. That is not a meaningful comparison for what is essentially a rural single-track lane with passing places and presumably 15% of the cars were going faster than highlighted in the Transport Statement.
<b>22/P/01819</b>	<b>Far Corner, 14 Roseacre Gardens, Chilworth GU4 8RQ</b>	The Parish Council have some concerns about the design and concur with Clive Smith's comments. With these reservations, the recommendation from Councillors is to <b>approve</b> the application as submitted.