

# Sundridge with Ide Hill Parish Council

## Minutes of a meeting of the Planning Committee held at Sundridge Village Hall on Monday 23 January 2023 at 7.15pm

**Present:** Councillors Allgood, Evans, Jones (Chair) and Maybury  
**Attendance:** 3 members of the public  
**Apologies:** Councillor Baker

1. To receive apologies and reasons for absence.  
**Apologies were received and accepted from Cllr Baker.**
2. To receive declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.

**Cllr Evans declared an interest in the planning Application relating to Chapman's Wood, as its owner, so withdrew from proceedings**

3. Public Open Session. Members of the public will be welcome to address the Parish Council with any local concerns they have. Please note this item will be limited in time at the discretion of the Chairman.

Mrs Lucy Cunliffe opened by expressing her objections to the application to continue to run a Forest school in Chapman's Wood. Whilst supporting the principle of outdoor education she was particularly concerned that as a regular horse rider using the bridle way through the wood, insufficient attention had been paid to the serious health and safety risks to children, staff and riders due to the very close proximity of the school base to the bridle way.

The main location – Base Camp 1 - directly abuts the bridle way and operates on both sides of it in this location. Little children are drawn to the attraction of horses and cannot be relied onto stay back, or not to shout when they pass, thus risking alarming the animals, this apart for the obvious risk to them when horses come past at some speed. She was concerned that neither the school's Health and Safety Risk Analysis and the recent Ofsted report recognise this matter or mention it at all.

Mrs Clare Scott reinforced this and reported speaking to the staff about the risk on several occasions to be met with no positive recognition of the risks or responding action.

A third member of the group reported owning several horses which are regularly exercised in the wood with the same observations and concerns.

All three attendees also expressed concern about parking, which although appearing potentially adequate with 12 off-road spaces for 12 cars, was not well conducted, with cars reported to park side by side adjoining and on the bridle way necessitating riders passing between rather than to one side.

All attendees were supportive of the motives of openair education, and felt that re-siting of the camps and better control of the children might lead to an acceptable compromise.

The attendees left for the Committee to consider these matters.

## Sundridge with Ide Hill Parish Council

### 4. To consider the following planning applications requiring comments:

SDC Reference	Site Address	Summary Description of Application / Consultation	SDC deadline
22/03276/FUL	Chapmans Wood Ide Hill Road Sundridge Kent TN14 6AX	Temporary Change of use (5 years) to use woodland for a nursery named 'Forest Kindergarten', from Monday to Friday (09:00 to 14:30), 40 weeks of the year (38 weeks during term time, and 2 weeks of summer each year).	07/01/2023 extended to 24/01/2023
<p>The Committee were strongly supportive of the principles of Forest Schooling and welcomed its potential for improving understanding and love of the countryside and nature of young persons.</p> <p><b>Members resolved to object to this application for the following reasons.</b></p> <p><b>Serious concerns were expressed however at the failure of the School's H&amp;S Risk Analysis or the Ofsted inspection and report to highlight the clear and obvious risk due to the close proximity of the bridle way to the main base, the activities of which are at this location on both sides. No matter how aware riders may be, their charges can easily be alarmed and panicked at unusual or random movement and noises, and all such potential factors are always present when young children are involved.</b></p>			
22/03399/HOUSE	Shaw Lodge Church Road Sundridge Sevenoaks Kent TN14 6AU	Part single part two storey side extension. Solar panels to roof	27/01/2023
<p><b>Members resolved to respond no objection.</b></p>			
22/03206/LBCALT 22/03205/HOUSE	31 Main Road Sundridge Sevenoaks Kent TN14 6EF	Single storey rear/side extension to form new entrance. Internal alterations. New external soil pipe to west elevation	30/01/2023
<p><b>Members resolved to respond no objection.</b></p>			
22/03482/FUL	Land North Of Fernhill Cottage Yorks Hill Ide Hill Sevenoaks Kent TN14 6LG	Conversion of a former stable outbuilding to a new dwelling with associated parking, amenity area and landscaping.	30/01/2023
<p>Whilst the PC is happy to support the adaptive re-use of redundant farm buildings in certain circumstances, the existing stable block does not appear to be redundant or un-useable for garaging and storage. The proposed small dwelling would be of poor appearance and out of character in this AONB.</p> <p><b>Members resolved to object to this application.</b></p>			
22/03492/HOUSE	Fernhill Cottage Yorks Hill Ide Hill Sevenoaks Kent TN14 6LG	Erection of a detached garage.	31/01/2023
<p>Whilst noting that the property currently has adequate parking in the Former stable building, the Parish Council would raise no objection to this application in principle, but would ask SDC to carefully consider the construction and appearance which may not be commensurate with the local vernacular architecture,</p> <p><b>Members resolved to respond no objection.</b></p>			
22/03565/FUL	Land Northeast To 1 Yorks Hill Farm Cottage Yorks Hill Ide Hill Sevenoaks Kent TN14 6HY	Erection of stables and machinery store. Hardstanding and fence	31/01/2023
<p><b>Members resolved to respond no objection.</b></p>			

## Sundridge with Ide Hill Parish Council

22/03353/HOUSE	26 Camberwell Lane Ide Hill Sevenoaks Kent TN14 6JL	Demolition of side extension. Erection of two storey side and single storey extension. Creation of annexe. Alterations to roof and fenestration. Juliet balcony, dormers and rooflights.	07/02/2023
----------------	---	--	------------

The PC is concerned that this proposal may well exceed the existing floor areas of the property by in excess of 50% in this AONB. Whilst the application is stated to be an annexe to the property, it would be totally independent and could be severed and sold separately later. Parking on this location is already a known problem and whilst the bed spaces are increased, there is no proposal to increase parking provision.

Should SDD approve this application, the PC requests that it be conditional on provision of additional parking and that it should be restricted for use ancillary to the existing property and not be able to be severed and sold as a separate property.

**Members resolved to object to this application.**

22/02879/FUL	Barn East Of Winkhurst Green Road Ide Hill Kent TN14 6LD	Change of use from agriculture to Land Rover restoration firm	10/02/2023
--------------	--	---	------------

**Members resolved to object to this application.**

**5** The content of the Planning Log and past decisions were noted.

**6** The abandonment of the appeal by the Planning Inspectorate relating to appeal against SDC's refusal to approve the proposed bunds and landscaping at Chevening House was noted and a revised date for the appeal hearing is awaited.

**7** The date of the next meeting will depend on receipt of further applications to consider.

**THE MEETING CLOSED AT 7.45 PM**