

Minutes of Planning Committee Meeting
Wednesday, January 23rd 2017
7:00pm, Village Hall, Sunridge

PRESENT: Councillors Baker, Denbigh, Evans, Powell, and District Councillor Piper

APOLOGIES: Councillors Lovegrove

ABSENCES: Neil Meldan

DECLARATIONS OF INTEREST: Councillor Powell as a neighbour to the property in Item 4(2) in the Agenda ie: 1 Orchard Place Sundridge.

- 1) MINUTES OF LAST MEETING:** The minutes of the Planning Committee meeting dated 30th November 2016 were approved.
- 2) MATTERS ARISING:** The matters arising were dealt with on the remainder of the Agenda.
- 3) PUBLIC FORUM:** No members of the public were present.
- 4) PLANNING APPLICATIONS:**

A)16/03575/House: 68, Mackerels Plain: The Committee approved this application subject to the materials used on the extension matching the existing weatherboard finish to the existing elevations.

B) 16/03970/FUL: 1 Orchard Place: The Committee are concerned that the planning conditions attached to planning approval SE/15/01680/FUL, particularly condition (6) have not been adhered to during construction.

The planning committee retains its objection to the planning application 16/03970/FUL on the grounds that the extension to the rear of the property and the arrangement of the garden demonstrates that a separate dwelling house occupied as a separate entity will be an overdevelopment of this site and would be materially detrimental to the amenities enjoyed by neighbours.

C) 16/03939/House: Ide Cottage Church Road: The Committee have no objection to this planning application on the assumption that the external finishes to the extensions are the same as the remainder of the house to retain its character. Vehicular access for Heavy Goods Vehicles during construction work should be restricted to the current accesses to the property and the Village Green should not be used by any vehicles.

D) 16/03557/House: 151, Main Road: The Committee approved this application subject to the normal 50% rule within the Green Belt. Policy 7.14 Local Plan.

E) 16/03842/House: 14, Greystone Park: The Committee have no objection to this planning application.

F) 16/03493/Can: 68, Chapmans Road: The removal of the telephone box was duly noted.

5) – 11) No Issues to report for these Agenda items.

12) AOB: Cllr Robert Piper reported on the Sevenoaks DC meeting held to discuss potential residential sites. The Local Authority are required to develop 12400 homes over the next 20 years and have allocated land for approx. 10,000 dwellings. They are therefore confident that they will not require to expand development on to Green Belt land and hope to restrict housing development to Brownfield sites only. However Robert did warn of the pressures which are being exerted on the South East to build homes by the government.

Cllr Baker provided feedback on two planning applications where the Parish Council raised objections to delegated authority being used to approve development.

(1) SE/03363/House - Little Oakwood, Ide Hill Road: The Parish Council will be asked to attend a Development Committee hearing to decide on the relevance of our objection circulated to members of the Planning Committee prior to this meeting.

(2) Lake and Lane North and West of Combe Bank School, Combe Bank Drive, Sundridge.

The Parish Council has accepted this planning application following further representations by the planning officer in respect of the hardcore track to be laid as access to the lake – fishing rights.

13) DATE OF NEXT MEETING: 6th February at 7pm at Sundridge Village Hall.

Close of Meeting: 20:15.