

PARISH COUNCIL OF
SUNDRIDGE WITH
IDE HILL

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Minutes of the meeting of the Planning Committee held in the **VILLAGE HALL, SUNDRIDGE** at 7.0p.m on **Monday 13 August 2018**

Attendees: Cllrs Jones (chair), Evans, Baker, Denbigh and Lovegrove.

No members of the committee declared any material interest regarding matters to be discussed at the meeting.

The business of the Committee was taken in the following order:

- 1. Minutes of the previous planning meeting on Monday 16 July 2018 were agreed.**
- 2. There were no Matters arising from previous minutes.**
- 3. No members of the public were in attendance at the meeting.**
- 4. The following planning applications were considered and the following comments made:**

<u>Reference Number</u>	<u>Development</u>	<u>Location</u>
SE/18/02050/LBCALT	Internal Works	22 Birchfields, Sundridge, TN14 6DQ

The Parish Council
raises no objection.

SE/18/02431/LDCEX	Confirmation of retail use in identified area	Coblans, Dryhill Lane TN14 6AA
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The Parish Council
raises no objection.

SE/18/02486/HOUSE	Single storey link extension, internal alterations and landscaping	Bayleaf, Hanging Bank, Ide Hill, TN14 6JE
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The Parish Council
raises no objection,
provided the materials
used are appropriate in
this AONB.

- 5. No appeals were reported for comment or consideration by the PC, but two:**

APP/G2245/D/18/3195899 was reported as Dismissed and

APP/G2245/D/18/3201926 was reported as Allowed.

6 No applications were reported as withdrawn, refused or non-valid, but the following were reported as Granted by District Council:

SITE: Combe Bank Farm, Ovenden Road, Sundridge, - The conversion of an existing barn to 4 bedroom dwelling with integral double garage using exiting access.

SITE: Emmetts, Emmetts Lane, Ide Hill. - Use o agricultural field as overflow car parking

7 No Licence Applications were reported.

8 No Tree Preservation Orders were reported.

9 The following conservation proposals were reported:

SE/18/20350/ WTCA – Old School House, Sundridge Road, Ide Hill, TN14 6JT. Felling of one tree and cutting back another.

10 There was no correspondence to review.

11. Any other Business.

11.1 The PC discussed the content of various parts of the Sevenoaks District Council's Draft Local Plan that the Councillors felt would affect the Parish.

Comments were agreed and Councillor Jones is to respond appropriately to the District Council to the following effect:

1 The proposals to use the areas to the west of Dunbrik depot and the garden centre etc, for commercial/industrial use are logical provided some care is taken to provide units that are genuinely required in this location for example small business units.

2 The proposal to build next to the old Lamb Pub in the car park area to the West is not unacceptable.

3 The inclusion of Sevenoaks and Edenbridge Hospitals in the potential development proposals is not good. Both provide excellent local, relatively easily reached, facilities for minor injuries and recuperation (particularly of the elderly), X-rays, phlebotomy etc. etc. and relieve pressure on the main hospitals which are already under pressure to prevent bed-blocking and deal with essential A&E and serious ailments rather than minor ones. Any development of these sites should provide for similar, more modern and efficient facilities in addition to other possible uses.

4 Whilst not within our parish, the proposal to include the White House and land behind in Brasted might well necessitate the demolition of a very attractive old house and would change the street scene opposite the green at the centre of this village considerably. Alternatively a flatted development to the rear might be the only way of providing the site density proposed. If so limitation on the height of such development in rural areas and villages should be restricted to a maximum of two storeys.

5 The proposal to build 14 new homes on a new site at Meadow Cottage, Goathurst Common provides a number of concerns:

- a)The only access road is a single Lane leading to blind turnings onto two main roads where speeding is common.
- b)Traffic would increase from 2-3 cars to potentially 35. .
- c)This is in the AONB and a recent planning application for just 2 homes on a similar sized plot in Goathurst Common was refused by SDC.
- d)The current infrastructure in terms of roads, medical facilities does not support such a drastic increase in housing in this hamlet.
- e) This appears to totally ignore the DCs rules relating to the definition of infill sites.

11.2 Councillor Jones raised the recent problem of unauthorised advertising boards appearing on the traffic island between the A25 and the lay-by opposite Warren Farm. It was agreed that short term sporadic advertising for, for example, a local fete or village event was acceptable, provided the adverts were removed speedily, but the long term commercial advertising was not. It was agreed the Councillor Jones will report the recent commercial advert for a local Development Company to the District Council for enforcement action.

12 . The date of next meeting: To be scheduled for Monday September 3 2018 at 7pm. at Sundridge Village Hall if there arise any matters for the Planning Committee to consider.