

## **Minutes of the Meeting of the Planning Committee held in the village hall, sundridge at 7.00pm on Monday 9 September 2019**

In attendance were Cllrs. Jones (chair), Allgood, Baker, Darby, and Evans

No apologies for Absence were received.

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

1. To Minutes of the previous Planning Committee meeting were agreed as accurate.
2. There were no Matters arising to discuss.
3. There were no members of the public in attendance
- 4 The following planning applications were considered but prior to that Cllr. Evans declared an interest in the applications relating to Penn Farm and 40 Church Road as he knew both applicants so would abstain from the consideration of these matters. Cllr. Allgood also declared a similar interest in respect of 40 Church Road and also abstained from this item.

**APPLICATION: SE/19/02315/CONVAR**

**Deadline:** Extension requested

**Site:** Penn Farm Penn Lane Ide Hill KENT TN14 6BG

**Development:** Variation of conditions 2 and 5 of 18/00635/FUL to demolish of existing dairy shed and open barn and the erection of new agricultural buildings with amendment to approved drawings and new plan numbers and removal of condition 3 (drainage).

**The parish Council raised no objection to this application**

**APPLICATION: SE/19/101347/FUL**

**Deadline:** 10 September 2019

**Site:** Radnor House Sevenoaks, Coombe Bank Drive, Sundridge Kent TN14 6AE

**Development:** As amplified by additional Protected Species Report, landscape enhancement and Floodlighting Impact Study.

**The parish Council raised no objection to this application**

**APPLICATION: SE/19/02355/HOUSE**

**Deadline:** 11 September 2019

**Site:** The Gate House 40 Church Road Sundridge KENT TN14 6EA

**Development:** Single storey front extension

**The parish Council raised no objection to this application**

**APPLICATION: SE/ 19/02431/HOUSE**

**Deadline:** 23 September 2019

**Site:** White Gables Sundridge Road Ide Hill KENT TN14 6JT

**Development:** 2 no. single storey extensions, 3 no. dormer windows and fenestration

**The parish Council would raise no objection to this application providing that the District Council ensures that it is satisfied that the neighbours opposite are protected from overlooking.**

**APPLICATION: SE/19/02519/HOUSE**

**Deadline:** 7 October 2019

**Site:** Octavia House Camberwell Lane Ide Hill KENT TN14 6JN

**Development:** Detached outbuilding

**The parish Council raised no objection to this application**

**APPLICATION: SE/ 19/02433/FUL**

**Deadline:** 26 September 2019

**Site:** Warren Farm Main Road Sundridge KENT TN14 6EE

**Development:** Demolition of existing commercial and residential units and erection of six dwelling houses comprising two 4-bed units and four 2-bed units. Landscaping works.

**The parish Council objects to this application on the following grounds:**

- 1 The proposal to erect a terrace of houses is out of character with the local environment.**
- 2 The proposals are likely to generate additional traffic onto the main A25 on a fast stretch of that road locally.**
- 3 The narrow access lane is unlikely to be sufficient for two-way traffic especially in emergency situations if not improved and widened.**
- 4 There will be a loss of local small business units which are in short supply for small and start-up businesses.**
- 5 There will be a loss of local employment.**

5

There were no Appeals, no applications Dismissed and no appeals Allowed.

6 To Note Applications Amended, Granted, Refused and Withdrawn by District Council

Amended: *None*

The following applications were noted as having been Granted:

**Site:** Mackerels Cottage 67 Mackerels Plain Little Norman Street

**Development:** Proposed rear extension.

**Site:** 175 Main Road Sundridge KENT

**Development:** Replacement of rotten window frame to first floor and replacement of bay window to ground floor.

**Site:** 2 Laws Cottages Sundridge Road Ide Hill

**Development:** Erection of a single storey rear extension with rooflight; loft conversion with dormer and roof light to rear and two roof lights to front.

**Site:** 12 Birchfield Sundridge KENT

**Development:** Installation of two porthole windows to the South Elevation of the existing property to accommodate a loft conversion.

**Site:** Warren Farm Main Road Sundridge

**Development:** Subdivision of Warren Farm to 2 dwellings. Erection of a two-storey rear extension, porch and alterations to fenestration.

**Site:** Deansfields Ide Hill KENT

**Development:** Amendment to application 17/00524/HOUSE.

Refused: *None*

Withdrawn: *None*

Prior Action Not Required: *None*

Not Valid: *None*

No Objection Lodged: *None*

7 There were no Licence Applications.

8 There were no Tree Preservation Orders

9 There was no Conservation work

10 There was no correspondence to review

11 Any Other Business:

11.1 A Neighbourhood Plan was generally discussed and it was decided that for the PC to prepare a plan at this point was unnecessary.

11.2 It was noted that SDC's Local Plan was due for examination

11.3 The KCC Draft Drainage and Planning Policy Statement was noted.

11.4 Proposed ESN installation at Wheatsheaf Hill 40095

**This matter was discussed at length following a pre-application request for the PC's initial views by the applicant's representative.**

**It was noted that the proposed application site is located at an open viewpoint that overlooks Ide Hill village and the valley and that the proposed aerial would be clearly visible from the village and other lower viewpoints.**

**The PC considered this site totally inappropriate as the aerial would be seen from many directions and being in a cleared area would be more obtrusive than if set within a wooded environment as apparently discarded by the applicant.**

**Other sites had been considered by the applicant and discarded, but the PC considered might be more appropriate subject to further consideration but without prejudice e.g. A site within Stubbs Wood opposite the application site, Stubbs Wood Car Park, Ide Hill Car Park.**

11.5 Cllr. Baker raised the recent and unapproved appearance of advertisements for events in Edenbridge and Hever Castle on Wheatsheaf Hill and suggested that the PC should raise this with SDC's Planning enforcement Officer.

Cllr.Jones reported that similar adverts for sporadic events and at least one for a commercial developer had appeared on the traffic island between the A25 and lay-by at Sundridge and on the grass verge opposite but despite this having been reported with photographs sent to SDC nothing had been done.

It was agreed that the PC would contact the Enforcement Officer again with a request that this matter is attended to with some urgency or an explanation provided for failure to act.

12 The date of next meeting: 16 September 2019 (at Ide Hill)