

## **Minutes of a Meeting of the Planning Committee to be held in the VILLAGE HALL, SUNDRIDGE at 7.00pm on Monday 03 February 2020**

Councillors in attendance were: Cllrs Jones (chair), Baker, Powell, Evans, Furze, Darby, Allgood and Kempster. There were no apologies for absence.

Cllr Evans declared a possible conflict of interest with regard to applications 19/03563 and 20/00073 and excused himself from participating in discussions in these respects.

Cllr Baker declared a possible conflict of interest with regard to application 20/00159 and excused himself from participating in discussions in this respect.

1. The Minutes of the Planning Committee meeting of 20<sup>th</sup> January 2020 were read and approved as correct.
2. There were no matters arising from those Minutes.
3. Public Forum. A number of members of the public were in attendance and the following representations were made to the PC in respect of application no SE/20/00073/FUL relating to the proposed conversion of redundant agricultural buildings into three detached dwellings at Manor Farm, Dryhill Lane, Sundridge KENT TN14 6AA

Mr K Clarke spoke on behalf his wife, the applicant. He explained that the buildings, subject to the proposal, had deteriorated and that a developer had approached his wife with a view to developing them. His wife, wishing to maintain control and eager to retain and conserve the existing buildings as far as possible had decided to progress the proposal herself, hence the application.

Dr P Rozell, the occupant of Manor Farm House and a keen Lepidopterist expressed the view that the locality was in his view a Bio-diversity hot spot, in which many moths, a number of which were very rare or specific to this location could be found and that they were very sensitive to disturbance and in particular light pollution. He cited examples of the Clifton Non-pareil, Heart Moth, and 'Sundridge Clown Fish Moth' all rare or extremely rare and potentially at danger of extinction and all of which he feared would be seriously affected by the proposed development

Dr Rozell also raised the potential problems of overlooking between properties.

Mr I Pollard, the occupant of Manor Farm Cottage, raised three major potential problems:

- a. Traffic management and access. Although the application claimed little or no affect on traffic use, the farm would continue in use, but with the added potential of eight further vehicles (as shown by parking provisions) using the existing single partially unmade access track. The need for large vehicles to use the existing access between buildings to load and unload feed etc requires a turning circle which would be restricted by the proposed layout and landscaping thus exacerbating the problem.
- b. Access for Emergency Services was already severely compromised by the narrow and unmetalled access road which was likely to result in normal emergency service vehicles being unable to attend, and the addition of further dwellings potentially needing such services would worsen this problem.

- c. Flooding has occurred in this location on a number of past occasions, in excess, in his opinion, of the 'normal' 100year risk. Pictures were presented of flooding in two separate periods in 2014 showing the garden of Manor Farm and the access road adjoining the proposed until with water lapping at the base of the walls, plus water cascading down the access road and into it from adjoining fields at other times. Mr Pollard whilst acknowledging the drainage was strictly a Building Control matter, was nevertheless concerned at the potential for the proposed drainage treatment system (which is proposed to discharge into the nearby stream) to be inundated in times of flood thus becoming unable to purify the soil discharges and resulting in, in his view, a strong likelihood of pollution of the water course. The proposed location of the treatment plant would in his view also be vulnerable to damage by passing heavy farm vehicles presenting an additional risk in this respect.

Mr Clarke responded that the flood risk would be addressed and would be lessened due to the natural slope of the site and the provision of mini bunds or kerbs to help prevent spread of ant surface water. Passing spaces would also be proposed along the track to improve access.

Mrs Chambers, whose husband was once owner of the property and who retained ownership of part of the access track, together with Mr D Gregory and Cllr Evans expressed her concern with regard to the additional use of the very restricted access road,

Cllr Jones thanked the attendees for their attendance and representations and asked if they would leave in order to permit the Council to discuss the matter in camera before coming to any conclusion.

4 The following planning applications were considered:

**APPLICATION NO:** SE/20/00073/FUL

**Deadline:** 18 February 2020

**Site:** Manor Farm Dryhill Lane Sundridge KENT TN14 6AA

**Development:** Proposed conversion of redundant agricultural buildings into three detached dwellings. Alterations to roof heights, parking and demolition of a bay.

**Whilst the PC is generally in favour of conservation and re-use of redundant farm buildings it was concluded that the development as proposed was considered overdevelopment of the existing buildings, and with the associated access, flooding risk, environmental and emergency access problems, the PC would object to this proposal.**

**APPLICATION NO:** SE/19/03563/FUL

**Deadline:** 24 February 2020

**Site:** Land North Of 209 Main Road Sundridge KENT TN14 6EJ

**Development:** Conversion of barn to residential accommodation with internal and external adaptations

**The PC would raise no objections to this proposal.**

**APPLICATION NO:** SE/20/ 00159/HOUSE

**Deadline:** 20 February 2020

**Site:** Amherst Lodge Ide Hill KENT TN14 6JG

**Development:** Demolition of shed, proposed two storey and single storey extension with roof lantern, glass balustrade at first floor level to the north side, alterations to fenestration and landscaping.

**The PC would raise no objections to this proposal.**

**APPLICATION NO: KCC/SE/0495/2018**

**Deadline: 6 February 2020**

**PROPOSAL:** Stabilisation and restoration of Covers Farm Quarry using imported engineering materials to restore the site to grassland, including landscape planting and an ecological receptor area together with a temporary road and ancillary buildings

**LOCATION: Covers Quarry, Westerham, Kent**

**The PC was concerned at the late receipt of this notification, providing only a day or two to consider the revised and amplified proposals. However, the potential effect on the villages would not be materially reduced from previous proposals so it was agreed that the PC would object on the basis of its previous misgivings.**

5 There were no Appeals, Dismissed or Allowed by District Council.

6 There were no Applications Amended, Refused or Withdrawn

The application for Erection of an illuminated sign at Sundridge And Brasted Social Club 132 Main Road Sundridge had been approved.

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 other than to note the progress re SDC Local Plan.

11 Any Other Business.

Cllr Evans reported that the substantial removal of trees, and shrubs from around Silverwood in New Road had been reported to SDC and also the Forestry Commission, but that neither had reported back in this respect.

Cllr Jones reported that a parishioner had reported the re-laying of hard standing at a property within the village which may not have received appropriate approvals. The work would be unlikely to need Planning Permission as it was reinstatement of an existing area, but may need building Regulations Approval so had been reported to SDC for investigation.

12 Date of next meeting 17 February 2020 at Ide Hill – to be confirmed, if there are matters to be considered