

# Sundridge with Ide Hill Parish Council

Minutes of Planning Committee Meeting  
Tuesday 9 December 2014, 7:00pm, Village Hall, Ide Hill

**Present:** Councillors Stokes (Chair), Jolley, Piper, **Apologies:** Cllrs Evans, Booker and Blakemore

**Declarations of interest:** None.

**Members of the public in attendance:** None

Start of Meeting: 7.00pm

**1. To approve as correct the Minutes of the Planning Committee meeting held on 25 November 2014**

The minutes were approved.

**2. To take matters arising from those minutes.**

None.

**3. Public Forum**

The tenants of Newlands Nursery (Agenda item 4) attended and spoke. They expressed surprise that they had not been informed in advance of the application by the site owner and noted some inaccuracies in the documentation supporting the application.

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

- **SE/14/03659/HOUSE – 21 Greystone Park, Sundridge, Kent TN14 6EB**
  - Alterations to fenestration and tile colouring. Amendment to application SE/08/02734/FUL.
  - ***OBJECTION: Unfortunately the plans accompanying the application do not give adequate or any information of fenestration and tile colouring proposed changes to an application first submitted in 2008. For example tiles are mentioned in respect of the mention of fixing method, but the tiles are not shown and there is no reference to colour. The Parish Council therefore has no alternative to opposing the application***
  - ***Comments due by 15 December 2014***
- **SE/14/03535/LDCEX – Newlands Nursery, Wheatsheaf Hill, Goathurst Common, Ide Hill, Kent TN14 6DA**
  - To establish the authorised use of the site and buildings as retail shop, storage, car park, small office (currently vacant), open and covered units for plants and shrubs and machinery shed, cutting and finishing shed.
  - ***SUPPORT: To the best of the knowledge of the Parish Council the buildings and land relating to the Nursery business have been in the use of the current tenant since the 1980s. There was some poly-tunnel type development after the storm of 1987, which it is believed did not at that time require planning permission. There is more than one business occupying the site and the designation on the plans in the areas marked in blue may be incorrect. The Parish Council is concerned that any development plans do not jeopardise the current nursery business which is a thriving and important part of the local community. The Parish is concerned that the tenant(s) were not directly informed by the site owner of the planning application***
  - ***Comments due by 17 December 2014***
- **SE/14/02671/HOUSE – 6 Manor Road, Sundridge, Kent TN14 6DL**
  - Erection of a two storey side and rear extension, and single storey front extension.
  - ***OBJECTION: The Parish Council is concerned that the changed plans as presented are not fit for purpose being of too small a scale and illegibly hand written; and therefore impossible to assess the validity of the proposed changes to the earlier application.***

- ***There is therefore no reason to alter the Parish's earlier comments:***
  - ***The Parish Council sees no reason to alter earlier comments on this development: excessive bulk, inappropriateness for the site and lack of attention to the need for additional off-street parking.***
  - ***It would also suggest that the discoveries of earlier mistakes in the course of approved construction work is not acceptable practice and undermines the planning system***
  - ***The Parish Council feels that this application represents over development for this site and that the scale and bulk of the proposal will impact adversely on the visual amenity of the area and create what in effect is terrace in a road of semi-detached houses. There are also concerns that the proposal will not increase parking space in a narrow cul-de-sac, whilst at the same time increasing the accommodation area. The Parish would not wish this application to create a precedent for changing the character of the area.***

Comments due by 19 December 2014

**5. To Note Applications Granted, Refused and Withdrawn by District Council**

- a. South Cottage Chevening Road SE/022993/House. Granted
- b. The Cock Inn SE/14/03270/LBCALT.Granted
- c. Inglenook Cottage, 223 Main Road SE/14/02787/LBCALT. Granted
- d. The Lodge Henden manor SE/14/029212/House. Refused
- e. Little Oakwood SE/14/02238/House. Refused (31 July 2014)
- f. Dryhill Farm SE/14/00856/House. Granted

**6. To Note any Licencing Applications.**

None.

**7. Update on Enforcement issues.**

The Chair updated the meeting on enforcement issues relating to the IH Village Shop/Hall site

**8. To review draft advertising policy**

Deferred Action: Cllr Stokes.

**9. To receive update regarding Ide Hill plan.**

Deferred Action: Cllr Manley

**10. To review any Correspondence.**

None

**11. Any Other Business.**

Cllr Piper reported on SDC's "further consultation on the Supplementary Sites Options document" Gypsy and Traveller Sites. It was agreed that the Parish need take no further action at this stage It was agreed that if Planning applications were received shortly before Christmas and there were questions about obtaining a quorum or being able to clarify issues, the applications be dealt with by Chair's action to insure comments by the Parish were sent on time to SDC.

There being no other business the meeting closed at 8:00pm.