

Sundridge with Ide Hill Parish Council

Minutes of Planning Committee Meeting Tuesday 03 March 2015, 7:00pm, Village Hall, Ide Hill

Present: Councillors Stokes (Chair), Jolly, Evans, Blakemore, and Lovegrove

Apologies: Cllrs. Booker (Working), Piper

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 10 March 2015.

The minutes were approved.

2. To take matters arising from those minutes.

None.

3. Public Forum

No members of the public were present.

4. To consider the following planning applications requiring comments:

a. SE/15/00301/HOUSE – 154 Main Road, Sundridge, Kent TN14 6ET

Single storey side to front porch extension and double storey rear extension. Roof alterations.

OPPOSE: *The Parish Council are concerned about the bulk of this proposal that will impact adversely on the adjoining conservation area. The property's side and front elevation are highly visible from the western approach to Sundridge along the A25, and this impact is added to by the "stable block" to the rear. The Parish finds surprised that this structure is not shown on the plans. There are also concerns that any further development along this stretch of the A25 flood plain which was subject to flooding in the winter of 2013-14 may add to problems in a period of climate change.* **Comments due by 12 March 2015**

b. SE/14/02841/HOUSE – 63 Main Road, Sundridge, Sevenoaks TN14 6EQ

Erection of a wooden outbuilding and covered wooden walkway within the curtilage of the existing property. (Retrospective).

OPPOSE: *The Parish Council sees no reason to change previous comments.: The Parish Council is unable to form an opinion on what is a retrospective application, because of the inadequacy of the plan and documentation. The raised walkway is mentioned but not shown or scaled. The purpose/function of the building and walkway are not given. The structures are very visible from the A25 owing to the raised location and appear an unjustified intrusion into the Green Belt. The Parish Council feels that validation should not have proceeded on the basis of such documentation.*

Comments due by 2 March 2015 This item was dealt with by Chairman's delegated authority with the support of the Committee in advance of the meeting and confirmed at the meeting

c. SE/14/03928/FUL - Shipley, Little Norman Street, Sundridge, Kent TN14 6BL

Demolition of existing detached dwelling and associated garage and the construction of a replacement dwelling and detached garage. This item included two applications which were for simplification.dealt with together

OPPOSE: *The Parish Council sees no reason to change the comments submitted in respect of the original application:*

The Parish Council are concerned that the proposed rebuild of an undistinguished property is unsympathetic to the neighbouring properties directly opposite and adjacent which are historic

agriculture related and of architectural merit. Although located further from the road the proposed building would appear to be higher and with a basement have a greater bulk. The prominent glazing to more than one elevation are particularly inconsistent with the site and it is feared will result in light pollution and excessive reflection. There are also worries that even with the demolition of existing buildings the foot print may exceed 50% of that of 1948.

The Parish Council made the additional comment: *The style of the proposed rebuilt garage is unsympathetic to that of the proposed dwelling*

d. **SE/14/02870/HOUSE WOODLAWN IDE HILL TN14 6JG** (not received in time to include on Agenda)

Retrospective application for erection of replacement garage

SUPPORT: *The Parish Council commented earlier on this application and remains concerned that this is retrospective, and that the applicant has varied from the conditions imposed and would wish that SDC takes no notice of the use as precedent other unsightly developments that are adjacent to and impinge upon one of the most important views in Kent.*

However on balance the Parish feels it better to allow the change rather than do anything that would raise the roof height. Comments due 16 March.

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

None.

6. To Note any Licencing Applications.

None.

7. Update on Enforcement issues.

There was a report and discussion of the 5 Woodside Road application and agreement that the number of repeated applications be raised with the District Council member

8. To review draft advertising policy

Deferred Action: Cllr Stokes.

9. To receive update regarding Ide Hill plan.

It was decided to remove this from future agendas until the position is clarified.

10. To review any Correspondence.

None

11. Any Other Business.

Tree Order: SE/15/00457/WETCA Combe Bank School TN14 6AE

Reduce in height 1 Horse Chestnut tree

This was deemed appropriate and that no action was necessary

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