

Sundridge with Ide Hill Parish Council

Minutes of Full Council Meeting Tuesday 28 April 2015, 7:00pm, Village Hall, Ide Hill

Present: Cllr Stokes (Chair of Planning)
Cllrs Blakemore, Evans, Mrs Green, Jolley and Piper

Mrs S Codling - Clerk
Doug Kempster, Sevenoaks Chronicle
25 members of the public

The Chair welcomed the public to the meeting.

Apologies Cllrs Mrs Lovegrove (family). Apologies were accepted. The Chair advised that Cllr Booker would also not be attending.

Declarations of interest: None.

1. Minutes of the Meeting, 7 April 2015

The minutes were approved and signed as a true and accurate record.

2. Matters arising from the Minutes

None.

Item 4 was brought forward.

To receive update regarding The Cock Inn pub

Councillor Piper introduced himself to the public as Parish Councillor, Sevenoaks District Member and Portfolio Holder for Planning Policy. Cllr Piper thanked the public for their correspondence regarding The Cock Inn.

It has been confirmed, today, that the listed building application for the pub was validated today. There will be a period of public consultation which goes on until 21 May. Once the public consultation has ended, Sevenoaks District has 8 weeks to make a decision. Their aspiration is to review the application very quickly, but that will depend on the contents and detail of the application which Cllr Piper advised he has not seen. There was some delay in the validation process due to queries regarding the scales of the plans. As planning is a quasi-judicial process it has to run its course and is a matter of law. Unfortunately, against the wishes of members of the public, the application cannot be granted unless the planning process is followed.

All members of the public have the opportunity to register their comments with SDC regarding the application which is now online.

The Chair of Planning, Cllr Stokes, advised that a planning meeting will be convened at the earliest opportunity and advertised for the public to attend.

3. Public Forum

Members of the public spoke regarding their concerns about the building work and planning necessity to date.

Concerns voiced included:

- Why the Parish Council had not seen the plans when locals had
- Why the application was necessary as it does not alter the special architectural character of the building
- The planning process
- This issue being published in the press
- The pub not being open for the village fayre

The Parish Council re-iterated that it is not possible to comment on the application as it has not been seen. Councillors cannot make a judgement on an application until such time as the plans are presented to the Council. Any involvement in this matter by the Parish Council is to protect the buildings of the community and ensure no breach of law.

A resolution was proposed:

The Parish Council requests Sevenoaks District Council to immediately investigate whether their officers gave in writing indications to the applicants (Greene King or the Licencee) that they had lawful permission to proceed with the internal alterations. Clearly, were such advice given, the work already undertaken would be lawful and an application would not be needed. We would request confirmation from SDC to that end.

Should that investigation not produce such evidence, the Parish council would look to Sevenoaks District Council supporting the Parish in doing everything it can to accelerate and fast track processes.

5 Councillors approved the resolution, Cllr Piper abstained. The resolution was, therefore, passed. Members of the public voiced their support of the resolution.

The meeting was adjourned at 8.19pm while the public left and reconvened at 8.30pm.

4. To receive update regarding The Cock Inn pub

As above.

Cllr Stokes requested the Clerk to obtain extra copies of the planning paperwork for each Councillor to consider for the next meeting.

Action: Clerk.

5. To consider the following Planning Applications requiring comments:

- **Appeal APP/G2245D/15/3005491 –SE/14/02445/HOUSE – 15 Church Road, Sundridge, Sevenoaks TN14 6DT**

Erection of fencing and gates (part retrospective)

The Parish Council has no wish to change the response it made at the time of the application and supports the decision of Sevenoaks District Council at that time.

However there are local concerns regarding some of the content of the un-redacted appeal document that initially appeared on the District Councils planning site. There seem to have been matter materially incorrect and possibly damaging to individuals.

If such material still appears when the appeal paperwork is published the Parish, and any individuals involved, may wish to comment. On this, if you feel it appropriate you may wish to inform the Planning Inspector.

- **SE/15/00316/LBCALT – Forge End, 3 Sakers Cottage, Church Road, Sundridge, Kent TN14 6DU**

Rebuild ground to first floor stairs as existing

Support. Although the Parish Council supports this part of the refurbishment, particular as it is replacement of like for like, there are concerns that other work in this Grade 2 listed building have been significant and there was no planning permission sought for that work

The Parish hopes and expects that any further developments will receive written advice or permission in advance of the work commencing.

- **SE/15 01005/HOUSE - The Lodge, Henden Manor, Ide Hill Road, Ide Hill, Kent TN14 6LA**

Erection of outbuilding

Object. The Parish Council sees no reason to change comments from those submitted in November 2014.

The Parish agrees with the grounds (inappropriate development in the Green Belt, failure to conserve the ANOB and character/appearance of the street scene) on which the original application was rejected by SDC in December 2014

Although this proposal relocates the proposed outbuildings, the impact would seem little altered and the views from the road remains unacceptable, as is in-effect admitted by the screening of trees proposed.

If the Parish had to choose it would prefer the siting that was given lawful development certification.

• **SE/15/00894/HOUSE - 3 Woodside Road, Sundridge, Kent TN14 6DN**

Erection of a two storey side extension and a single storey rear extension with three velux windows.

Object. The Parish Council believes:

- 1. That the attempt to deal with the parking issue is unrealistic and inadequate and would requires an unacceptable amount of the grass verge to be removed with a detrimental impact on the street scene and no amelioration of the parking issues in a neighbourhood where these are already acute.*
- 2. The scale of the proposed extensions is excessive and bulky, would create terracing in a road of semi-detached properties and would change for the worse the openness of the street scene with views to the Green Belt both back and front. The neighbouring property, number 5, which has recently been granted approval for extensions which maintain a semi-detached aspect with greater openness and less impact on the visual amenity of the road.*

6. To note Applications granted, refused and withdrawn by District Council

None.

7. To note any Licence Applications

The licence application for The Cock Inn has been received. A copy is to be requested. **Action: Clerk.**

8. Update on Enforcement issues

An email was sent to the Conservation Officer regarding the work at the Cock Inn.

9. To approve advertising policy

To be carried forward.

10. To review any correspondence

Emails from SDC and the public regarding The Cock Inn.

11. Any Other Business

- Councillor Piper noted that he will not be standing as Parish Councillor in the election. However, he is entitled to attend the planning meetings as District Councillor. Cllr Stokes thanked Cllr Piper for all his work and support.
- Councillor Piper noted that Planning Officers have advised that there are no planning reasons to refuse the application for North Lodge, Coombe Bank to convert a stable to a house. Therefore, Cllr Piper would have to approve the application. Under new Government Legislation when a building is converted the 50% rule is now applicable.

The meeting closed at 9:05pm.

Date of Next Meeting Wednesday 6 May, Ide Hill