

Sundridge with Ide Hill Parish Council

Minutes of Planning

Wednesday 6 May 2015, 7:00pm, Village Hall, Ide Hill

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

Mrs S Codling - Clerk
50 members of the public

The Chair welcomed the public to the meeting.

Apologies: None

Declarations of interest: Cllr Lovegrove declared a prejudicial interest in application SE/15/01023/HOUSE and took no part in the decision.

1. Minutes of the Meeting, 28 April 2015

The minutes inaccurately stated the meeting was a Full Council meeting. This is to be amended to Planning.

Following the amendment, the minutes were approved and signed as a true and accurate record.

2. Matters arising from the Minutes

None.

3. Public Forum

Cllr Stokes advised the public that the plans had been received on Friday and distributed to Councillors on Saturday to review. The public were invited to speak.

Following a question from a member of public, Cllr Stokes advised that the resolution from the last meeting had been sent immediately to Sevenoaks District Council. A response from SDC had been received on 6 May 2015 and this was read to the meeting:

Following receipt of the resolution below, all those involved in the enforcement investigation have confirmed that no indication has been given in writing to the applicants (Greene King or the Licencee) that they had lawful permission to proceed with internal alterations, now subject to application reference 15/01194/LBCALT.

We were not made aware that the works were due to commence. Public concern instigated an Enforcement Investigation which has resulted in the listed building consent application being submitted. It is currently at the consultation stage. We will carefully consider all the responses we receive and once the statutory consultation period has passed we will look to determine it without delay.

We look forward to receiving the Parish Council comments.

Mark Turner, Development Manager

Questions were then raised as to whether the information was correct from SDC. The Parish Council advised that any inaccuracies should be raised directly with SDC.

Councillors explained the planning process again to the public. Cllr Piper advised that whereas planning applications usually have 8 weeks from start to finish (including the 21 days public consultation) it is the anticipation of SDC officers to come to a conclusion one week after the public consultation closes.

However, this is subject to the paperwork being straightforward and all information available. It was noted that the Parish Council had brought the meeting to consider the application forward by a week.

4. To consider the following Planning Applications requiring comments:

The Chair invited the public to speak for up to a maximum of 3 minutes.

One member of the public asked for assurance that the Parish Council are acting on behalf of the parishioners. Everyone was advised that, even if they have spoken at the two meetings where this application was discussed they should submit comments to SDC before the consultation period ended. It was noted that some residents have not expressed positive or negative views and are concerned about the operation of the planning process.

• **SE/15/01194/LBCALT - The Cock Inn, Camberwell Lane, Ide Hill, Kent TN14 6JN**

Listed building consent for various internal alterations to ground floor of existing Public House, including installation of new bar server and alterations to internal lighting, cellar access and floor and wall treatments.

Support: *The Parish Council supports this application, subject to the Conservation Officer giving consent.*

The Parish Council would like the pub to have a traditional feeling.

The Parish would ask that the Conservation Officer pays particular attention to, and where appropriate attach as conditions of approval:

- *Items affixed to the walls so as to ensure the fabric of the building is left unharmed and intact. In particular attention is drawn to modern decorative panelling to be attached to the wall in the former upper bar area. The panelling is proposed to be mint green. This may be better suited as a more traditional lime wash white.*
- *The seemingly anachronistically modern bar area with branding that appears unsympathetic to the ethos of the building*
- *Decorative finishes (including lighting) should be in keeping with a historic listed building*
- *Protection of historic features such as the ingle nook which appears 'blocked' by proposed seating and table arrangement. The working fireplace, which has been a central feature of the historic pub should be retained in functioning condition.*
- *Health and Safety need consideration over emergency exit arrangement where seating and shelf are proposed in the former passage to the side exit and toilets*

• **SE/15/01105/HOUSE - 42 Main Road, Sundridge, Kent TN14 6EP**

Single storey rear extension and enlargement to loft with front dormer, rear verandah & changes to fenestration.

Support: *The Parish Council supports this application.*

• **SE/15/00587/HOUSE - 3 Camberwell Lane Ide Hill TN14 6JL**

Loft conversion with pitched dormers to front and rear elevations. Erection of porch to front elevation

Support: *The Parish Council has already submitted responses on this property for substantially similar plans.*

- *The Parish Council notes and supports the earlier reasons for rejection of the applications by the District planning authority*
- *The Parish is pleased the application now appears to meet the 50% rule.*
- *The Parish had earlier recorded concerns over possible dangers of the access to the property. It is noted that that the access issue has been addressed by the applicant but requests that the District seeks confirmation from Kent Highways that the proposals adequately safeguard entry and exit*

• **SE/15/01023/HOUSE - Little Oakwood, Ide Hill Road, Ide Hill Kent TN14 6JY**

Erection of outbuilding

Support: *The Parish Council has already submitted responses on this property for substantially similar plans.*

- *The Parish Council notes and supports the earlier reasons for rejection of the applications by the District planning authority*
- *The Parish is pleased the application now appears to meet the 50% rule.*
- *The Parish had earlier recorded concerns over possible dangers of the access to the property. It is noted that that the access issue has been addressed by the applicant but requests that the District seeks confirmation from Kent Highways that the proposals adequately safeguard entry and exit*

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

None.

6. To note any Licence Applications

No new applications.

7. Update on Enforcement issues

None.

8. To approve advertising policy

To be carried forward.

9. To review any correspondence

None.

10. Any Other Business

Concerns were expressed about delays in the planning process due to a back log.

The meeting closed at 8:15pm.

Date of Next Meeting Tuesday 26 May, Ide Hill