

Sundridge with Ide Hill Parish Council

Minutes of Planning

Tuesday 29 October 2015, 7:00pm, Village Hall Ide Hill

Present: Cllr Stokes (Chair of Planning), Cllrs, Evans, Lovegrove, Jolley, Baker, Denbigh

Apologies for Absence SDC member Cllr Piper, Cllr Baker

Public in attendance: None

Declarations of Interest: None

1. To approve as correct the Minutes of the Planning Committee meeting held on 29 September 2015.

Approved

2. To take Matters arising from those Minutes.

As above

3. Public Forum:

There was none

4. To consider the following Planning Applications requiring comments:

SE/15/02630/HOUSE – 172 Main Road, Sundridge, Kent TN14 6EL

Demolition of existing garage and erection of a new re-located garage. Addition of gates to driveway. *Comments due by 7 October 2015*

Object: The Parish Council has no objections to the replacement of the existing garage with a very similar, but has concerns with the proposed installation of gates and their design. The Parish Council feels the gates may cause health and safety issues with passing traffic. Even if the gates open inwards taken in conjunction with the doors of the proposed replacement garage are likely to impede traffic on both sides of the busy A25/Main Road as the gates are opened or closed. Currently without gates there is a relatively unrestricted access to the site

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 To note Applications granted, refused and withdrawn by District Council

None had been received

6. To note any Licence Applications

No new applications

7. Update on Enforcement issues

- a. It was noted that the Parish had received a response from SDC Planning to an enquirey as to whether *a track to the (approximate) south of the gate referred to in application (SE/15/01948/FUL, Field 200m South West of 67 Mackerels Plain, Little Norman Street, Sundridge, Kent)*. It was confirmed that this track did not require planning consent. Reply from Nicola Clinch (25 September 2015):

- *Thank you for your email of today. This track is permitted under agricultural notification SE/14/01241/AGRNOT dated 22nd May, 2014.*

- b. It had been brought to the attention of the Parish Council that development of a building was being undertaken at Hebden Manor Lodge and this was very similar to aspects of earlier planning applications which had been refused consent . In response to an enforcement enquiry, SDC planning stated that this had been granted Permitted Development status. Members decided to request information from SDC on the guidelines used in determining Permitted Development status.

Action: Chair with assistance of Cllr Piper, SDC member:

Sundridge with Ide Hill Parish Council are having some difficulty understanding Permitted Development decisions. It would create less work for both District and Parish if the Parish was clearer on the regulations.

If possible can the Parish have a copy of the guidelines which officers are working to.

8. To review information regarding Neighbourhood Planning

It was agreed that any bids for CILS funding should be limited to no more than 4 and probably for two in each ward.

9. To review any correspondence

None

10. Any Other Business

There was none

The meeting closed at 8:00pm.

Date of Next Meeting Tuesday 13 October 2015