

Sundridge with Ide Hill Parish Council

Minutes of Planning Tuesday 27 October, 7:00pm, Village Hall Ide Hill

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

Apologies for Absence SDC member Cllr Piper, Cllr (another meeting),

Public in attendance: None

Declarations of Interest: None

1. To approve as correct the Minutes of the Planning Committee meeting held on 13 October 2015.

Approved

2. To take Matters arising from those Minutes.

None

3. Public Forum:

None

4. To consider the following Planning Applications requiring comments:

- **SE/15/03027/FUL – Shipley, Little Norman Street, Sundridge, Kent TN14 6BL**

Demolition of existing detached dwelling and associated outbuildings and the construction of a replacement dwelling.

Comments due by 6 November 2015.

OBJECT: The Parish Council have provided reasoned objections on three occasions to proposed development on this property:

June 2015:

The Parish Council notes and welcomes the use of black wood cladding as removing the original ground for objection. However this is not sufficient for the Parish to change the earlier judgement. In particular the use of a large blocks of glass from ground level is thought to be unsympathetic to the historic nature of neighbouring properties.

March 2015:

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 style of the proposed rebuilt garage is unsympathetic to that of the proposed dwelling

February 2015

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The Parish Council feels that this latest and very different proposal in terms of bulk, style and design and material components is even more unsympathetic and out of character with the unspoilt historic farm buildings and cottages that are the immediate neighbours.

The bulk and scale of the proposal, and in particular the roof design seem aggressively inappropriate.

The Parish is concerned that the 50% rule may not have been adhered to because the plans give internal dimensions in contradiction of planning policy GB4A, and requests the District Council gives assurances that the calculations have been checked and confirmed as acceptable

- **SE/15/03214/HOUSE – 146 Main Road, Sundridge, Kent TN14 6ET**

Erection of a single storey rear extension

Comments due by 9 November 2015.

NO OBJECTION: The Parish Council has no objections to this proposal, but is concerned that clearing the site should not :

1. introduce any ground surfaces that add to the dangers of flooding in an area where there has been recent flooding and is a key part of the flood plain
2. reduce off the road parking or make entry/exit along an very over crowded section of the A25

- **Moorhouse Tile Works, Westerham Road, Westerham TN16 2ET**

Demolition of existing Moorhouse Tileworks buildings and erection of up to 20,938 sq.m of Class B8 commercial buildings across four plots, access servicing, parking and landscaping. Full details for Plot 1 and access, and outline for Plots 2, 3 and 4.

<http://tdcws01.tandridge.gov.uk/ArcusPlanning/Planning/Planning/Planning?reference=2015-1217>

OBJECT: Sundridge with Ide Hill Parish Council is seriously concerned about the planning application for the former Redlands Tile Works site. The proposed demolition of the existing industrial site, replacing it with four parcel distribution centres, with all traffic using the A25 will have detrimental effects on the quality of life of the communities along the A25.

Local roads and in particular the A25 are inadequate to meet any of the forecast expansions of traffic. The figures quoted by the applicants are open to doubt and, even if correct, would add to traffic at existing peak hours and create additional disturbance at night and other relatively quiet times

The problems for residents will be:

1. Increased noise, and particularly at night
2. Pollution and emissions: dirt and in particular the impact on air quality of diesel vehicles

3. Disturbance and potential damage to historic and domestic accommodation that is in some places is within inches of the road
4. Additional pressure on roads that are at key times heavily stressed and make access to a number of residential properties and businesses more difficult and dangerous
5. Parking outside domestic and business properties, already acutely difficult because of the narrow nature of existing roads will become more problematic and dangerous, and will have a detrimental impact on local businesses

There are no obvious benefits to local communities and only environmental, social and economic costs. It is a pity that the opportunity was not taken to use a “brown field” site to meet residential needs.

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

There were none

6. To note any Licence Applications

No new applications

7. Update on Enforcement issues

Members of the Committee while grateful to Mark Turner, the SDC Officer and Cllr Piper for the information received on Permitted Development, felt that the weight of detail was such that they would appreciate a summary briefing from the Officer on the guidelines and regulations.

Action: Cllr Piper and Cllr Stokes

8. To review information regarding Neighbourhood Planning

There was no information

9. To review any correspondence

See Enforcement above

10. Any Other Business

There was none

The meeting closed at 8:00pm.

Date of Next Meeting Tuesday 23 November 2015 at 8:00pm