

KEMSING PARISH COUNCIL

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PLANNING COMMITTEE

Minutes of a meeting held in the Committee Room, St. Edith Hall, Kemsing on Monday, 4th November 2019 at 6 p.m.

PRESENT: Mr. M. Bell (in the Chair)
Mr. A. Andrews, Mrs. J. Chisholm, Mrs. M. Roberts

IN ATTENDANCE: Mrs. Y. Tredoux (Clerk)

1. **APOLOGIES FOR ABSENCE**

There were no apologies.

2. **DECLARATIONS OF INTERESTS**

There were no declarations of interest received.

3. **MINUTES**

The minutes of the meeting held on 21st October 2019 Ref. P/21/2019 were approved and signed.

4. **MATTERS ARISING FROM THE PREVIOUS MINUTES**

(a) 24 Nightingale Road, Kemsing (Minute 4(a) P/20/2019)

There was no further update to report.

(b) 23 Dynes Road, Kemsing (Minute 4(b) P/20/2019)

There was no further update to report.

(c) Field entrance leading off the field opposite junction with Tanners Cross and Church Street, Seal (Minute 12(a) P/19/2019)

A response from Mr. R. Gough is awaited.

(d) Wybournes, High Street, Kemsing (Minute 12(b) P/19/2019)

A response from Sevenoaks District Council is awaited.

5. **PLANNING APPLICATIONS FOR CONSIDERATION**

(a) SE/19/02646/FUL – Kemsing Premier, 5 The Parade, Dynes Road, Kemsing

Erection of a rear extension and relocation of condenser units

RESOLVED: *That the following representation be sent:*

Recommend REFUSAL.

The Parish Council notes that this is a retrospective application.

The proposed plans are very similar to those submitted under a previous application which had been rejected by the District Council and which was subsequently unsuccessful at appeal.

The site is currently the subject of a planning enforcement notice.

The noise generated from the proposed installation of the condenser units will have a detrimental effect on the amenity of the neighbouring properties located in this residential area.

The proposed erection of the external stair case at the rear of the site will result in an unacceptable loss of privacy to the rear amenity of the neighbouring properties.

- (b) SE/19/01982/FUL – Land opposite 9 to 16 Church Lane, Kemsing
AMENDED APPLICATION: Erection of 3 no. dwellings and amendments to road and parking layout. As amplified by amended site plans and amended Arboricultural Report – “*Minor change to red line identifying site boundary and amended Arboricultural Report*”.
RESOLVED: That the following recommendation be sent:
The Parish Council noted the amendments.

Mr. Andrews referred to the minutes of the meeting held on 7th October 2019 when the Committee resolved it was not necessary for Parish Council representation at the Sevenoaks District Council’s Development Control Committee meeting scheduled for 17th October. Subsequently this application had not been considered at that meeting after all. Mr. Andrews urged the Committee to reconsider its position and recommended that the Parish Council should be represented at this meeting (date to be confirmed). The Clerk briefly explained the Development Control Committee meeting procedure and reminded Members that when representing the Council, only the Council’s views should be expressed.

- (c) SE/19/02539/HOUSE – 5 Nightingale Road, Kemsing
For information (Notification received from Sevenoaks District Council dated 21st October 2019): Single storey porch extension to front elevation of property – Application is no longer valid.
Reason : “*No certificate B as the proposed development adjoins neighbouring property*”.

Notification received from Sevenoaks District Council dated 23rd October 2019:
Application has been re-validated. Summary of main changes as follows:
“*Certificate B received on 21st October 2019*”. – *Noted.*

- (d) SE/19/02540/HOUSE – 7 Nightingale Road, Kemsing
For information : Single storey porch extension to front elevation of the property – Application is no longer valid.
Reason : “*No certificate B as the proposed development adjoins neighbouring property*”.

Notification received from Sevenoaks District Council dated 23rd October 2019:
Application has been re-validated. Summary of main changes as follows:
“*Certificate B received on 21st October 2019*”. – *Noted.*

- (e) SE/19/02894/ADV – Bridge over M26 motorway, Noah’s Ark, Kemsing
For information : Erection of two temporary aluminium banner advertisements – *Application has been withdrawn – Noted.*
- (f) SE/19/02921/WTPO – Chequers Inn, Watery Lane, Kemsing
For information : Works to various trees – *Noted.*

6. **PLANNING APPLICATIONS REVIEWED UNDER DELEGATED AUTHORITY**

There were no planning applications reviewed under delegated authority.

7. **DECISIONS BY SEVENOAKS DISTRICT COUNCIL.**

- (a) SE/19/02532/LBCALT – The Box House, 2 St. Edith Road, Kemsing
Repair and replacement of windows – *REFUSED.*

Reason for this decision:

“Insufficient evidence has been provided that would demonstrate clear justification for the replacement and repairs of the windows. The artificial glazing bars and introduction of standard double glazing would be harmful to the listed building contrary to Historic England guidance. Thus the proposals would result in harm to the significance and historic interest of the Grade II listed building contrary to Policy EN4 of the ADMP and Paras 194 and 196 of the NPPF”.

8. **APPEALS**

There were no appeals.

9. **CONSULTATIONS**

There were no consultations.

10. **PLANNING INFORMATION**

There were no consultations.

11. **REPORT FROM CHAIRMAN**

(a) 23 St. Edith Road, Kemsing

There is an external advertisement outside this premises indicating that there is a three bedroom property for sale, however, the planning consent obtained was for a two bedroom property.
The Clerk to make a report to Sevenoaks District Council's Enforcement Team.

12. **REPORTS FROM COUNCILLORS**

There were no reports from Councillors.

13. **APPOINTMENTS FOR THE REMAINDER OF THE YEAR 2019/2020**

Chairman/Vice-Chairman

Mr. Andrews pointed out that there is already a Vice-Chairman and asked the Clerk why this appointment had to be made again. The Clerk explained it is to allow for the fact that the current Vice-Chairman, if elected as Chairman, will result in a vacancy for a Vice-Chairman.
Mr. Andrews suggested Mr. Bell should formally step down as Vice-Chairman in order for the Committee to consider both these positions.

Mr. Bell formally stepped down as Vice-Chairman.

Mrs. Chisholm proposed, seconded by Mrs. Robarts:
"That Mr. Bell be elected as Chairman".
This was AGREED.

Mrs. Robarts proposed Mr. Andrews takes up the position as Vice-Chairman but Mr. Andrews declined.

Mr. Bell proposed, seconded by Mrs. Chisholm:
"That Mrs. Robarts be elected as Vice-Chairman".
This was AGREED.

Mr. Andrews said that he will now resign as Member of this Committee as well as from the full Council and left the meeting.

14. **DATE OF NEXT MEETINGS**

Monday, 18th November 2019

The meeting closed at 6.53 p.m.

Signed by Chairman :

Date: