

KEMSING PARISH COUNCIL

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PLANNING COMMITTEE

Minutes of a meeting held in the Committee Room, St. Edith Hall, Kemsing on Monday, 2nd December 2019 at 6 p.m.

PRESENT: Councillor Mr. M. Bell (in the Chair)
Councillors Mrs. J. Chisholm, Mr. C. Connelly and Mrs. M. Robarts

IN ATTENDANCE: 1 Member of the Public
Mrs. Y. Tredoux (Clerk)

1. **APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

2. **DECLARATIONS OF INTERESTS**

Mr. Connelly declared having a pecuniary interest (landowner in close proximity) in relation to Item 5(b).

3. **MINUTES**

The minutes of the meeting held on 18th November 2019 Ref. P/23/2019 were approved and signed.

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

(a) 24 Nightingale Road, Kemsing (Minute 4(a) P/23/2019)

No further update received.

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

No further update received.

(c) Field entrance leading off the field opposite junction with Tanners Cross and Church Street, Seal (Minute 4(c) P/23/2019)

Response was awaited.

(d) Wybournes, High Street, Kemsing (Minute 4(d) P/23/2019)

Response was awaited.

CHANGE OF ORDER OF BUSINESS

The Chairman, with the unanimous agreement of the Members, proposed to bring forward Item 5(c).

5(c) SE/19/03246/HOUSE – 39 Cleves Road, Kemsing

Erection of a single storey side and rear extension.

*RESOLVED: That the following representation be sent:
Recommend APPROVAL.*

(e) Land adjacent to 23 St. Edith Road (Minute 4(e) P/23/2019)

The plans were re-examined and Members concluded that it would appear that the "third" bedroom had been initially proposed as a study. Members continued to have concerns about this.
RESOLVED: The Clerk to ask the Enforcement Team to convey the Parish Council's concerns to the Building Control Department.

5. PLANNING APPLICATIONS FOR CONSIDERATION

- (a) SE/19/02994/FUL – 84 & 86 Dynes Road, Kemsing
No 86 – Demolition of existing rear ground floor single storey extension and adjacent garage. Erection with rear and side ground and first floor storey extension. Erection of loft conversion with full width dormer to rear and window dormer to front elevation. No 84 – Erection of first floor extension/infill.

*RESOLVED: That the following recommendation be sent:
Recommend REFUSAL.*

The Parish Council noted that the applicant had sought pre-planning advice from Sevenoaks District Council, however, the new proposed plans, compared with the previous plans, do not have sufficient changes to counter the Parish Council's previous concerns which are as listed below:

It is noted that the proposed extensions would result in an increase in the size of the property from a three to a four bedroom house.

The proposed removal of the garage prevents access to the rear of the site with loss of parking spaces as a consequence with the only parking remaining at the front of the property.

The proposal would result in an undesirable three storey flat roofed building, the bulk and size of which would be harmful to the street scene.

- (b) SE/19/03156/HOUSE – Cranbrook, 17 Greenlands Road, Kemsing
Roof valley infill to front elevation.

Mr. Connelly refrained from taking part in the discussion and also abstained from voting.

*RESOLVED: That the following recommendation be sent:
Recommend APPROVAL, carried by the majority, 1 abstention*

- (d) SE/19/03232/NMA – Brackenhurst, 115 Pilgrims Way, Kemsing
Non-material amendment to SE/19/02059/HOUSE – *Noted.*

- (e) SE/19/03155/WTPO – 8 Whitebeam Close, Kemsing
T1 large Walnut – Prune overhang by approx. 1-2 m and shape into upper crown – *Noted.*

- (f) SE/19/03231/WTPO – The Cleves, Church Lane, Kemsing
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/19/02540/HOUSE – 7 Nightingale Road, Kemsing
Single storey porch extension to front elevation of the property - *GRANTED.*

- (b) SE/19/02539/HOUSE – 5 Nightingale Road, Kemsing
Single Storey porch extension to front elevation of the property - *GRANTED.*

- (c) SE/19/02721/HOUSE – Bramble Cottage, Heaverham Road, Kemsing
Erection of a machinery store outbuilding – *GRANTED.*

- (d) SE/19/02703/HOUSE – Maple House, 62 West End, Kemsing
Alterations to vehicular access – *GRANTED.*

8. APPEALS

There were no appeals.

9. CONSULTATIONS

There were no consultations.

10. **PLANNING INFORMATION**

(a) London Green Belt Council

Councils were asked to write to London Mayor to protect London's Green Belt and Metropolitan Open Land – *Noted*.

11. **REPORT FROM CHAIRMAN**

There were no reports from the Chairman.

12. **REPORTS FROM COUNCILLORS**

There were no reports from Councillors.

13. **DATE OF NEXT MEETINGS**

Monday, 16th December 2019

The meeting closed at 6.32 p.m.

Signed by Chairman :

Date: