

KEMSING PARISH COUNCIL

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PLANNING COMMITTEE

Minutes of a meeting held in the Committee Room, St. Edith Hall, Kemsing on Monday, 16th December 2019 at 6 p.m.

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

IN ATTENDANCE: 3 Members of the Public
Mrs. Y. Tredoux (Clerk)

1. **APOLOGIES FOR ABSENCE**

An apology for absence was received from Mr. C. Connelly.

2. **DECLARATIONS OF INTERESTS**

There were no declarations of interest received.

3. **MINUTES**

The minutes of the meeting held on 2nd December 2019 Ref. P/24/2019 were approved and duly signed.

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

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

No further update received.

(b) 23 Dynes Road, Kemsing (Minute 4(b) P/24/2019)

The District Council's Enforcement Officer had advised on 9th December 2019 that progress was being made with this case.

(c) Field entrance leading off the field opposite junction with Tanners Cross and Church Street, Seal (Minute 4(c) P/24/2019)

Response from Kent County Councillor Mr. Gough was awaited.

(d) Wybournes, High Street, Kemsing (Minute 4(d) P/24/2019)

Response from Sevenoaks District Council's Enforcement Team was awaited.

It was RESOLVED to defer this item 4(e) to be taken later during the meeting. (See Minute 11(a) below)

(e) Land adjacent to 23 St. Edith Road (Minute 4(e) P/24/2019)

5. **PLANNING APPLICATIONS FOR CONSIDERATION**

(a) SE/19/03180/FUL – Land East of 63 Childsbridge Lane, Kemsing

Change of use of land, demolition of farm building and construction of a single residential dwelling, with amenity garden, parking and landscaping.

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

(b) SE/19/03271/HOUSE – 4 Nightingale Road, Kemsing

Single storey porch extension to front elevation.

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

- (c) SE/19/03377/PAE – 85 Castle Drive, Kemsing
PAE (Application to determine if prior approval is required for a proposed: Larger home extension).
For information - prior notification of a single storey rear extension which extends 4m beyond the rear wall of the original dwelling house with a maximum height of 2.4m and eaves height of 2.6m has been made. *This was noted.*
- (d) SE/19/03262/WTPO – Sub Station, Childsbridge Lane, Kemsing
For information - various works to trees (TPO). *This was noted.*
- (e) SE/19/03392/WTCA – Kemsing car park, High Street, Kemsing
For information - reduction of a branch (Works to trees in Conservation Area). *This was 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/19/00595/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 – **REFUSED**.
Reason for this decision:
“The flat roofed three storey rear extension to number 86 Dynes Road would be an inappropriate and incongruous addition harmful to the character of the dwelling and would not be in keeping with other properties in the area contrary to Policy EN1 of the ADMP and the National Planning Policy Framework”.

8. **APPEALS**

There were no appeals.

9. **CONSULTATIONS**

There were no consultations.

10. **PLANNING INFORMATION**

There was no planning information.

11. **REPORT FROM CHAIRMAN**

- (a) Land adjacent to 23 St. Edith Road (Minute 4(e) P/24/2019)
Sevenoaks District Council Building Control had advised their role is concerned with the construction of the property and the compliance of Building Regulations. Using the study as a bedroom is not considered a material amendment for Building Regulations purposes. *This was noted.*

RESOLVED: *A letter to be drafted (to be circulated to all Members) to Sevenoaks District Council's Chief Planning Officer*

- (i) *thanking the Enforcement Team and Building Control Team for answering the Parish Council's questions relating to the above application; and*
- (ii) *to invite a Sevenoaks District Council representative to meet with the Planning Committee Members with a view to clarify the District Council's expectations in terms of the Parish Council's comments on planning consultations and to better understand the Planning Officers' decision making process when assessing planning applications.*

12. **REPORTS FROM COUNCILLORS**

(a) SE/19/01982/FUL - Land opposite 9 to 16 Church Lane, Kemsing

Erection of 3no. dwellings and amendments to road and parking layout.

A question was raised as to when this application would be considered by the District Council's Development Control Committee. The Clerk noted that the date might have been postponed by a further 8 weeks as a result of the amended consultation. It was agreed that the Parish Council should be represented at this meeting which had been re-scheduled due to the elections on the 12th December 2019.

6.25 p.m. *The meeting was adjourned for to allow for public speaking.*

A resident enquired about two previously submitted planning applications in Castle Drive.

6.28 p.m. The meeting was reconvened.

13. **DATE OF NEXT MEETINGS**

Monday, 30th December 2019

The meeting was closed at 6.28 p.m.

Signed by Chairman :

Date: