

KEMSING PARISH COUNCIL

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PLANNING COMMITTEE

Minutes of a meeting held in the Small Hall, St. Edith Hall, Kemsing on Monday, 30th December 2019 at 6 p.m.

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

IN ATTENDANCE: Mrs. Y. Tredoux (Clerk)

1. **APOLOGIES FOR ABSENCE**

An apology for absence was received from Mrs. J. Chisholm.

2. **DECLARATIONS OF INTERESTS**

There were no declarations of interest received.

3. **MINUTES**

The minutes of the meeting held on 16th December 2019 Ref. P/25/2019 were approved and signed.

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

(a) 24 Nightingale Road, Kemsing (Minute 4(a) P/25/2019)

Sevenoaks District Council confirmed that following a number of site visits and meetings with the property owner, it was found that the building work is compliant with permitted development legislation for the outbuildings and the site had also been cleared and now complies with the Section 215 Untidy Land notice served previously. The matter is now concluded.

(b) 23 Dynes Road, Kemsing (Minute 4(b) P/25/2019)

No further update was received.

RESOLVED: The Clerk to chase up in the new year.

(c) Field entrance leading off the field opposite junction with Tanners Cross and Church Street, Seal (Minute 4(c) P/25/2019)

There was no further update.

RESOLVED: The Clerk to chase up in the new year.

(d) Wybournes, High Street, Kemsing (Minute 4(d) P/25/2019)

There was no further update.

RESOLVED: The Clerk to chase up in the new year.

(e) Land adjacent to 23 St. Edith Road (Minute 11(a) P/25/2019)

RESOLVED: The draft letter was approved as circulated.

(f) SE/19/01982/FUL - Land opposite 9 to 16 Church Lane, Kemsing (Minute 12(a) P/25/2019)

It was understood that this application is due for consideration by the District Council's Development Control Committee at the next meeting on Thursday, 16th January 2020.

RESOLVED: It was agreed that the Parish Council should be represented at this meeting.

Mr. Bell offered to speak on behalf of the Parish Council.

5. **PLANNING APPLICATIONS FOR CONSIDERATION**

(a) SE/19/03348/HOUSE – Brackenhurst, 11 Pilgrims Way, Kemsing

Rear extension and first floor side extension over garage and rear extension, roof light, new enclosed porch, Juliet balcony and roof terrace to rear of the house and alterations to roof.

RESOLVED: That the following representation be sent:

Recommend APPROVAL.

- (b) SE/19/03022/FUL – 14 Castle Drive, Kemsing
Subdivision of plot and construction of new 2 storey dwelling.
Amended application : *“The proposed site plan has been amended to show two independently assessable parking spaces per dwelling”*.
*RESOLVED: That the following representation be sent:
The Parish Council welcomes the addition of the independent parking spaces for each of the properties, however, Councillors retain their original concerns regarding the detrimental effect on the existing street scene and noted Sevenoaks District Council’s reason for refusal in relation to the loss of privacy and windows overlooking the private amenity area of 21 Montfort Road.*
- (c) SE/19/03416/HOUSE – 10 Hillside Road, Kemsing
Two-storey side extension to replace existing single storey side extension and conservatory.
Internal alteration and new outbuilding to replace shed.
RESOLVED: This application has since been withdrawn and was subsequently deferred to the next meeting.
- (d) SE/19/03452/HOUSE – 95 Noah’s Ark, Kemsing
Single storey rear and side extension.
RESOLVED: It was noted that this application had not been validated in the absence of a public consultation carried out and was subsequently deferred to the next meeting.
- (e) SE/19/03391/LDCPR – 35 West End, Kemsing
For information: Extension to an existing outbuilding used as a cinema room.
Application for a Lawful Development Certificate for a Proposed use or development.
6. **PLANNING APPLICATIONS REVIEWED UNDER DELEGATED AUTHORITY**
There were no planning applications reviewed under delegated authority.
RESOLVED: It was agreed to remove this item from future agenda.
7. **DECISIONS BY SEVENOAKS DISTRICT COUNCIL.**
- (a) SE/19/01219/FUL - The Chicken Farm, Shorehill Lane, Knatts Valley
The demolition of 7 existing agricultural barns and their replacement with 4 residential dwellings with associated parking and landscaping – *GRANTED.*
- (b) SE/19/03014/HOUSE - 15 Park Hill Road, Otford
Erection of a single storey rear extension and the erection of a front porch – *GRANTED.*
- (c) SE/19/03022/FUL - 14 Castle Drive, Kemsing
Subdivision of plot and construction of new 2 storey dwelling – *REFUSED.*
Reason for this decision:
“The proposal will result in a significant loss of privacy to 21 Montfort Road due the rear first floor windows overlooking the private amenity area and the rear facing windows of this neighbouring property. As such the proposal is contrary to policy EN2 of the Sevenoaks Allocations and Development Management Plan and the Sevenoaks Residential Extensions Supplementary Planning Document”.
8. **APPEALS**
There were no appeals.
9. **CONSULTATIONS**
There were no consultations.
10. **PLANNING INFORMATION**
There was no planning information.
11. **REPORT FROM CHAIRMAN**
There was no report from the Chairman.

12. **REPORTS FROM COUNCILLORS**

(a) Garden Cottage, Cotmans Ash Lane, Kemsing

A note in the local press recorded an application for the erection of a stable block at this address. The Clerk confirmed that no correspondence from Sevenoaks District Council had been received for this property in the last few weeks.

RESOLVED: Clerk to investigate.

(b) Planning training courses

Mr. Connelly asked if there are any planned training opportunities.

RESOLVED: Clerk to find out.

13. **DATE OF NEXT MEETING**

Monday, 13th January 2020.

The meeting closed at 6.33 p.m.

Signed by Chairman :

Date: