

KEMSING PARISH COUNCIL

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PLANNING COMMITTEE

Minutes of a meeting held in the Committee Room, St. Edith Hall, Kemsing on Monday, 27th January 2020 at 6.17 p.m.

PRESENT: Councillor Mr. M. Bell (in the Chair)
Mr. C. Connelly, Mrs. M. Robarts
IN ATTENDANCE: 2 Members of the Public
Mrs. Y. Tredoux (Clerk)

1. **APOLOGIES FOR ABSENCE**

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

2. **DECLARATIONS OF INTERESTS**

There were no declarations of interest in accordance with the Parish Council's Code of Conduct.

3. **PUBLIC SESSION**

There were no questions from the public.

4. **MINUTES**

The minutes of the meeting held on 13th January 2020 Ref. P/01/2020 were approved and signed.

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

(a) 23 Dynes Road, Kemsing (Minute 5(a) P/01/2020)

An email to the Enforcement Team at Sevenoaks District Council was sent on 6th January 2020 and a response was awaited.

(b) Field entrance leading off the field opposite junction with Tanners Cross and Church Street, Seal (Minute 5(b) P/01/2020)

An email was sent to County Councillor Mr. Gough on 6th January 2020 asking for an update and a response was awaited.

(c) Wybournes, High Street, Kemsing (Minute 5(c) P/01/2020)

An email to the Enforcement Team at Sevenoaks District Council was sent on 6th January 2020 and a response was awaited.

(d) Land adjacent to 23 St. Edith Road (Minute 5(d) P/01/2020)

A response from Sevenoaks District Council's Chief Planning Officer was noted.

CHANGE OF ORDER OF BUSINESS

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

6. **PLANNING APPLICATIONS FOR CONSIDERATION**

(b) SE/20/00058/FUL – The land rear of 3 Collet Road, Kemsing

Construction of a pair of semi-detached dwellings, to include 2 no. parking spaces for existing dwelling.

RESOLVED: That the following representation be sent:

Recommend REFUSAL. The proposal, due to its scale, bulk and density, is inappropriate for this very small location resulting in an overdevelopment of the site. The proposed siting of the development would potentially overlook the private amenity space of the adjoining properties in Childsbridge Lane. The increased traffic movements will have a detrimental impact on the neighbouring dwelling. The allocated four parking spaces serving the new development appear to be constricted leaving very little free space for manoeuvring in and out of the assigned parking spaces.

- (a) SE/19/03432/FUL – 1 Knavewood Road, Kemsing
Proposal as per letter received dated 16th January 2020:
Demolition of existing ground floor extensions, construction of side extension to existing dwelling to form larger garage with dormer window over. Alterations to fenestration. New site access to create additional parking spaces.

Proposal amendment as per letter received dated 16th January 2020:
Sub-division of site to form 2 semi-detached dwellings. Demolition of existing ground floor extensions, construction of side extension to existing dwelling to form larger garage with dormer window over. Alterations to fenestration. New site access to create additional parking spaces.
*RESOLVED: That the following representation be sent:
Recommend APPROVAL.*

- (c) SE/20/00076/FUL – 14 Castle Drive, Kemsing
Subdivision of plot and construction of new 2 storey dwelling.
*RESOLVED: That the following representation be sent:
Recommend REFUSAL.* The proposed new dwelling would have a detrimental effect on the existing street scene. The orientation of the proposed new dwelling will be incongruous to the existing properties with the gable end of the roof facing the road. Although the Parish Council notes the proposal to only use obscured glazed windows to face No 21 Montfort Road, concern with overlooking the private amenity area of this property remains when the windows are open. The Parish Council would like to draw attention that, in its opinion, the proposed development is within 20 metres of a watercourse.

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

- (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 – *GRANTED.*
- (b) SE/19/03246/HOUSE – 39 Cleves Road, Kemsing
Erection of a single storey side and rear extension – *GRANTED.*
- (c) SE/19/03271/HOUSE – 4 Nightingale Road, Kemsing
Single storey porch extension to front elevation – *GRANTED.*
- (d) SE/19/01982/FUL - Land opposite 9 to 16 Church Lane, Kemsing (Minute 5(e) P/01/2020)
Erection of 3 no. dwellings and amendments to road and parking layout. As amplified by amended site plans and amended Arboricultural Report and ecological assessments – *REFUSED.*
Reason for this decision: *“The proposed development, through the loss of the open space, layout and impact on the street scene, would fail to preserve, conserve and enhance the character of the area and the AONB, contrary to policy EN5 of the Allocations and Development Management Plan”.*

RESOLVED: Following the Sevenoaks District Council’s Development Control Committee meeting, the Planning Committee Members agreed unanimously to recommend to full Council to designate the green open space identified as “land opposite 9 to 16 Church Lane, Kemsing” as an Asset of Community Value for Kemsing under the Localism Act 2011 and as such, for it to be included in the Community Asset Register.

8. **APPEALS**

There were no appeals received.

9. **CONSULTATIONS**

There were no consultations considered.

10. **PLANNING INFORMATION**

(a) London Green Belt Council (LGBC)

- (i) The AGM will take place on 12th February 2020 – *Noted*.
- (ii) Comments from Mayor of London addressed to the Chair of LGBC were noted.

(b) Halstead Green Belt Future Group

Information about this group who is looking into preparing a common manifesto to protect the countryside from over development was noted.

(c) Sevenoaks Quarry, Bat & Ball Road, Sevenoaks

Revised five-yearly review of progressive working and restoration scheme submitted pursuant to condition 5 of planning permission SE/08/675 and request submitted by the County Planning Authority was noted with no comments.

(d) Kent County Council – Select Committee on Affordable Housing

Information of this KCC Committee launched to gather information via hearing sessions with relevant witnesses and collect written submissions from experts and interested stakeholders on affordable housing in Kent was noted.

11. **REPORT FROM CHAIRMAN**

(a) Sevenoaks District Council Local Plan Update

The Chairman invited the Clerk to report on a recent Clerk's Forum where an update was given on the current position. This was noted.

12. **REPORTS FROM COUNCILLORS**

There were no reports received.

13. **DATE OF NEXT MEETINGS**

Monday, 10th February 2020

The meeting closed at 7.12 p.m.

Signed by Chairman :