

KEMSING PARISH COUNCIL

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PLANNING COMMITTEE

Minutes of a meeting held in the Committee Room, St. Edith Hall, Kemsing on Monday, 10th February 2020 at 6 p.m.

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

IN ATTENDANCE: 1 Member of the Public
District Councillor Mrs. D. Morris
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 in relation to Item 10(a) as a nearby land owner.

3. **PUBLIC SESSION**

There were no questions from the public and press.

4. **MINUTES**

The minutes of the meeting held on 27th January 2020 Ref. P/02/2020 were approved and duly signed.

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

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

A compliance visit took place last week and further information is awaited.

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

There was no further update from Councillor Mr. Gough.

RESOLVED: That this item be removed from the next agenda.

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

A site visit is being arranged and further information is awaited.

6. **PLANNING APPLICATIONS FOR CONSIDERATION**

(a) SE/20/00222/HOUSE – 1 Chart View, Kemsing

Demolition of conservatory and porch. Erection of new single and two storeys rear extensions and two storey front extension.

RESOLVED: That the following recommendation be sent:

Recommend APPROVAL.

(b) SE/19/03553/HOUSE – Downlands Cottage, 57 Pilgrims Way, Kemsing

Demolition of rear extensions. Single storey rear extension & internal alteration.

AMENDED application : The plans have been amended and show changes to the roof of the proposed rear extension.

RESOLVED: That the following recommendation be sent:

Recommend APPROVAL.

- (c) SE/19/03555/LBCALT – Nearly Corner Oast, Heaverham Road, Kemsing
Listed Building consent : Windows replacement and joinery renovation.
*RESOLVED: That the following recommendation be sent:
Recommend APPROVAL.*
- (d) SE/19/03556/FUL – Firbank, 32 A Dynes Road, Kemsing
Demolition of existing 3 bedroom bungalow, erection of 2 new 3 bedroom houses.
*RESOLVED: That the following recommendation be sent:
Recommend APPROVAL.*
- (e) SE/19/03452/HOUSE – 95 Noah’s Ark, Kemsing
Single storey rear and side extension.
A letter from Sevenoaks District Council dated 27th January 2020 was received information that the application was no longer valid – “*No certificate B as the proposed development adjoins neighbouring property*”.

Subsequently, a letter from Sevenoaks District Council dated 7th February 2020 confirmed that the application had been re-validated. *The Parish Council had no further comments.*

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

- (a) SE/19/03348/HOUSE – Brackenhurst, 115 Pilgrims Way, Kemsing
Rear extension and first floor side extension over garage and rear extension, roof light, new enclosed porch, Juliette balcony and roof terrace to rear of the house and alterations to roof including new chimney – *GRANTED.*

8. **APPEALS**

There were no appeals received.

9. **CONSULTATIONS**

There were no consultations.

10. **PLANNING INFORMATION**

[Mr. Connelly did not take part in the discussion relating to the item below (Item 10(a)).]

- (a) Tree Preservation Order : TPO 13 of 2019 – The Laurels, Greenlands Road, Kemsing
An application to remove three trees from the original Tree Preservation Order (made in October 2019) had been submitted and was due to be considered at the Sevenoaks District Council’s Development Control Committee meeting on 13th February 2020. Although there was no prior consultation with the Parish Council regarding the removal of the three trees from the order, it was noted that objections had been made by three local residents on the grounds that the trees are only visible to a small number of residents and only from obscure viewpoints as well as an objection from a tree consultancy firm that the trees offer limited visual amenity value. One letter supporting the order had been made. The recommendation to the Development Control Committee is to amend TPO 13 of 2019 to include the removal of three of the four trees. It was understood that conversations had with the Tree Preservation Officers indicated that neither local residents nor the Parish Council is allowed to make representations at the Development Control Committee meeting; these can only be made through the Local Member.
RESOLVED: Members objected to the deletion of the three trees on the grounds offered above and disagreed with the Officer’s recommendation. These trees, three of which are Oak trees, are considered to be of great amenity value. The Local Member will be asked to convey the Parish Council’s points to the Development Control Committee Members.
- (b) London Green Belt
Information regarding the Annual General Meeting was noted.
- (c) Greatness Site Liaison Group
The report of the last meeting was noted.

11. **REPORT FROM CHAIRMAN**

- (a) Community Right to Bid application – Land opposite 9 to 16 Church Lane, Kemsing
Mr. Bell confirmed that the application for this land to be designated as an Asset of Community Value for Kemsing had been submitted and a response is awaited.

12. **REPORTS FROM COUNCILLORS**

There were no reports received.

13. **DATE OF NEXT MEETINGS**

Monday, 24th February 2020

The meeting closed at 6.38 p.m.

Signed by Chairman :

Date :