



Cowden Parish Council

MINUTES OF THE PLANNING COMMITTEE MEETING OF COWDEN PARISH COUNCIL HELD ON 14 AUGUST 2017 AT COWDEN MEMORIAL HALL

PRESENT: Councillors: Valerie Bishop, Lorraine Millgate, Stephen Boakes, Glyn Henley and Andrew Saunders.

Public Questions:

There were no public questions.

MINUTES:

1. Apologies for Absence:

There were no apologies for absence..

2. Declarations of Interest:

There were no declarations of interest.

3. Minutes of Previous Planning Committee Meetings:

Resolved: The Minutes of the Planning Committee meeting held on 24 July 2017 were approved as an accurate record of the meeting.

4. Planning Applications Received:

(i) SE/17/02304/LBCALT & SE/1702303/HOUSE – Leighton Manor, Spode Lane

Demolition of an existing northern extension and eastern project, erection of replacement extension, ground and first floor passageway extensions, external and internal alterations, removal of existing hard landscaping, re-contouring of existing Helipad and croquet lawn, new landscaping/planting and alterations to an existing vehicular driveway (West of Manor House). Replacement stone balustrade and retaining wall that runs along rear.

Members noted the summary of proposed amendments contained within the Design & Access Statement dated July 2017. Based on summary of amendments provided, Members raised no objections to the proposals and resolved to support the application.

Resolved: Members resolved to support the application.

(ii) SE/17/02251/LBCALT & SE/1702250/FUL – Scarletts Coach House, Furnace Lane

Conversion of former coach house to dwelling (Class 3) involving replacement of Atcost barn with new extension, creation of below ground ancillary basement and garage, internal and external alterations to curtilage listed building and associated works.

Members expressed concerns in respect of the size of the proposed development and consider the proposals to be inappropriate development in the Green Belt and contrary to Sevenoaks District Council's planning policy.

Members noted comments contained within the Design and Access Statement which seek to put forward the view that the design quality and landscape management improvements would outweigh any harm caused as a result of inappropriate development.

However, Members do not agree with this view and do not believe that the design quality or other perceived improvements would outweigh inappropriate development within an Area of Outstanding Natural Beauty, particularly considering the proposals effectively double the size of the original building.

Resolved: Members resolved not to support the application.

- (iii) **SE/17/02451/FUL – Elylands, Stick Hill, Edenbridge**
Conversion of existing ancillary barn to three bedroom dwellinghouse.

Members noted the conditions for approval of the original planning application SE/01/00589/FUL as set out in Appendix 1 to the Design and Access Statement. (Grant of Planning Permission dated 29 April 2001). In respect of Conditions 9 and 11 contained within that approval document, Members noted the reasons provided for those particular conditions being applied. Members do not believe that the Sevenoaks District Local Plan has changed and consider, therefore, that the original reasons provided are still valid. The proposed development being considered under planning application reference SE/17/02451/FUL would therefore be contrary to these conditions.

Resolved: Members resolved not to support the application.

5. Community Infrastructure Levy:

Sevenoaks District Council (SDC) had advised the Parish Council that a Community Infrastructure Levy (CIL) liable development had commenced within the Parish and that the Parish Council will receive a proportion of the CIL levy from SDC. The exact details of the payment are not yet known and the manner in which the Parish Council wishes to spend any funds received must be agreed with SDC prior to spend. The regulations governing CIL payments are complex and the Parish Council will need to work closely with SDC to ensure its obligations in respect of CIL receipts are understood and met.

6. Correspondence Received:

Subsequent to correspondence received advising that planning application SE/17/01309/FUL (Briona Stables) was no longer valid, a revised block plan has been provided for review. Members of the Planning Committee had requested that the Clerk request clarification from SDC in respect of the number of existing stables at the site and what the total number of stables would be under the proposed development.

SDC had advised that there were three large stables, a small stable, a hay barn and dog kennel on the site. The number of stables on site would not change as a result of the proposals contained within the planning application. The applicant had also advised SDC that the number of horses being kept on site would not increase.

7. Planning Decisions Received:

SE/17/01749/HOUSE – Witch Wood Cottage, Moat Lane, Cowden – GRANTED
SE/17/01427/HOUSE – Whychwood, Stick Hill, Edenbridge – GRANTED
SE/17/01273/FUL – Hillside, Hartfield Road, Cowden – GRANTED
Se/17/01698/HOUSE – Lilac Cottage, Basing Farm, Cowden - REFUSED

Meeting closed at 8.30pm.

Chairman..... Date.....