



Cowden Parish Council

MINUTES OF THE PLANNING COMMITTEE MEETING OF COWDEN PARISH COUNCIL HELD ON 16 AUGUST 2018 AT COWDEN MEMORIAL HALL

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

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 Meeting:**

Resolved: The Minutes of the Planning Committee meeting held on 31 May 2018 were approved as an accurate record of the meeting.

4. **Planning Applications Received:**

(i) **SE/18/02377/HOUSE – 3 Kentwater Cottages, Hartfield Road, Cowden**

Demolition of existing conservatory to facilitate the erection of a two storey side extension with room in roof along with single storey rear extension to link with existing rear extension and associated alterations to roof and internal layout.

Comments submitted by Cowden Parish Council in respect of the original planning application for this development (SE/15/01160/HOUE) set out Members support for the development. However, at that time, Members raised concerns in terms of compliance with planning policy H14A and that support was given subject to such compliance. Members reiterated their concerns in respect of the size of the proposed development and questioned its compliance with planning policy GB1. Calculations made, based on the information provided for review, illustrate that the development exceeds the 50% increase allowable of the original footprint of the property and, therefore, contravenes planning policy GB1. It was noted that the proposals include the installation of dormer windows which would increase further the available habitable space at the property. Members resolved not to support the application on the basis of non-compliance with planning policy GB1.

Resolved: Members resolved not to support the application.

(ii) **SE/18/02445/CONVAR – Scarletts Barn, Furnace Lane Cowden**

Removal of condition 4 (conversion of existing outbuilding as ancillary accommodation to barn conversion) of 87/01898 to use the ancillary garage as a cinema room.

Members noted that this planning application is effectively seeking retrospective planning permission to use the garage as a cinema room and expressed some concern at what appears to be the apparent failure on the part of planning authorities to remove the relevant usage conditions during consideration of a previous planning application at this site.

Resolved: Members resolved to support the application on the basis that the building has already been converted and has been in use for some time.

(iii) SE/18/02354/FUL – Land North of Freeways, Stick Hill, Edenbridge

Conversion of agricultural barn to three residential units.

Member raised several concerns in respect of this application and resolved not to support the application. The reasoning behind this resolution is set out as Annex 1 to the Minutes which will be provided to Sevenoaks District Council as the Parish Council's response.

Resolved: Members resolved not to support the application.

5. Correspondence Received:

Nothing to report.

6. Planning Decisions Received:

SE/18/01429/HOUSE – 8 Chantlers Mead, Cowden – GRANTED

SE/18/00297/HOUSE – Priory Cottage, High Street, Cowden – GRANTED

SE/18/01182/FUL – Bell Cottage, Saxbys, Station Road, Cowden - GRANTED

Meeting closed at 8.15pm

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