

Minutes of the Meeting of Planning and Transport held in Rickards Hall on 18 March 2024 at 7:30 pm

Present: Cllrs. Jon Aldridge (*Chairman*), Michael Gemmell Smith, Alan Layland, Stuart McGregor (*Vice-Chairman*), Vince Parker, Angela Read, Jeff Streets, Bob Todd
In attendance: Planning Officer, four members of the public and no members of the press.

1 To Receive Apologies for Absence

Apologies for absence were received, noted, and accepted from Cllr Baker and Cllr McArthur.

2 Declaration of Interests or Predetermination, including interests not already registered

None.

3 Public Questions and Statements

Meeting closed 19.31.

A member of the public spoke about agenda item 6.3 and said that they were concerned the application would impact on several neighbouring properties by overlooking. They said there had been sewage leaking problems onto neighbouring properties since the original extension on the property had been built some time ago. they said that with the window being set at 1.7 m it would be at eye level for the height of many people so that looking through the window they could see directly into the gardens, kitchen and living rooms of neighbouring properties. They were also concerned that the application if granted would have a detrimental effect on the house prices of the neighbouring properties.

Meeting re-opened 19.36.

4 To Receive, Adopt and Sign the Minutes of The Planning Committee Meeting Held on 26th February 2024

Resolved: the minutes of the Planning Committee held on 26 February 2024 be duly signed by the Committee Chairman as a true and accurate record of the meeting; pages 23/043/pg1-2.

5 Matters Arising Not Covered Elsewhere

None.

6 Planning Applications to Be Considered

The Committee Chairman proposed that agenda item 6.3 be considered first.

6.3 23/03684/HOUSE - Flat Summer Place Crouch House Road TN8 5LJ

Recommendation: *Members objected to this application.*

Members commented this this application would cause:

- Overlooking of neighbouring properties.
- Sewage overflow problems.
- Flooding.

One member of public left the meeting after item 6.1.

6.1 24/00313/FUL - Oast Farm Lydens Lane Hever TN8 7EP

Recommendation: Members objected to this application.

Members commented that as this site already had planning permission for six dwellings this application would take the buildings over the existing footprint, and:

- This application represented over development of the site and would have an impact on the openness of the greenbelt.
- The site is in an area of Outstanding Natural Beauty.
- The parking provision is inadequate for the size and number of the dwellings. If the three visitor spaces were occupied excess cars would end up parked in passing spaces in the access road.
- The plans include air source heat pumps, but provide no information about noise impact
- Point 2.2. of the Planning Statement describes the area of existing buildings as 7,102 sq metres. This seems to be a significant exaggeration.
- Members objected to the implication that the development would not be economically viable and therefore would not make its proscribed contribution toward affordable housing.

6.2 24/00267/HOUSE - Brook Cottage Hartfield Road TN8 5NH

Recommendation: *Members objected to this application.*

Members commented that the application is larger than the existing footprint and very close to a pond. Members requested that a condition be made that the annex should not be treated and sold as a separate property

7 For Information

7.1 24/00536/NMA - 1 Greybury Lane Marsh Green TN8 5QP

Noted.

8 SDC Planning Decisions

9 Planning Applications Considered Outside of A Meeting

9.1 23/03277/FUL Gabriels Farm House Mill Hill Edenbridge Kent TN8 5DQ.

Members approved this recommendation.

10 Consultations

None.

11 Other Planning Business

None.

12 Press Release

None.

13 Date of Next Meeting

25th March 2024