



MINUTES of PLANNING COMMITTEE MEETING OCTOBER 20th 2020

Attended:

*Mark Wilson (Chair), John Thompson, Philip Bailey, Ted Beresford-Knox
Sophie Martin (Clerk)*

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. PLANNING APPLICATIONS TO CONSIDER

- a. To consider the following planning applications:
- b. 2020/1795 – Tenchleys Park, Kent Hatch Road- LPC No comment
- c. 2020/1729 – 18 Gresham Road - LPC No comment
- d. 2020/1733- Stonesmead, Stoneswood Road- LPC Objection (MW to draft)
- e. 2020/1669 – Briars Corner, Chapel Road- LPC No comment

2020/1795 Tenchleys Park - equestrian arena. NPPF does allow for engineering operations that don't affect Green Belt. Seems fairly tucked back into Tenchleys. No loss of trees or grazing in surrounding area. TBK would leave to TDC to decide. PB asks if they are replacing grazing with rubber compound or more organic material? MW's view is as long as it's for private use and not commercial - no objection. All agree no comment necessary.

2020/1738 14 Westerham Road – Certificate of lawfulness – no comment

2020/1729 18 Gresham Road – rear and side extension. TBK – note that these are quite substantial extensions. As there is sufficient space and street scene is not affected is minded not to object. PB is slightly concerned about distance from the boundary. Is it close to the bungalow building or just to the boundary of the garden? If the bungalow is putting forward an objection, we need to look at this. TBK notes that from view on google maps and having looked at the site, the bungalow is well set back. Agreement for no comment, pending confirmation from PB after he has had a look at it.

2020/1733 Stonesmead, Stoneswood Road. New application but exactly the same as previous application - 2020/1065, which was withdrawn. In the meantime, the applicant has got certificate of lawfulness for the outbuildings (barn and stables). Now these buildings have to be taken into account for the most recent application. Previous application was objected to by LPC. (see objection letter attached).

MW suggests we object again for the same reasons.

TBK would agree though thinks it may be borderline in terms of decision.

MW to draft an objection based on the previous objection. To note we would like it called in to Committee if looks like they will approve.

TBK believes it will be a good one to debate by the committee, given the isolated nature of the site. PB does not necessarily agree with issue about isolation meaning more cars/access needed. Access is already needed anyway. Would prefer the focus to be on the other reasons from the previous objection.

MW suggests we move the point about the unsustainable location to last point.

TBK does believe it should be discussed due to Green Belt / issue of suburbanisation.

MW will draft new objection and circulate for comment.

2020/1669 Briars Corner. Garage conversion and addition. On view of the plans, site and location via satellite/Google Maps, does not appear to affect any surrounding house or change street scene or contravene LNP. Agreed No objection.

Outstanding applications to watch

Land to the South of Priest Hill House – still not determined. Should we be prepared to call this one to committee as it appears to conflict with neighbourhood plan?

PB notes that he didn't agree with the LPC objection to land at Priest's Hill and that we need to make sure we have objective evidence for our objection. He doesn't believe it can be compared with Green Hedges and believes the adjacent applications led to a misinterpretation of the site. If we are going to call it into Committee, we need to be sure about what we're objecting to.

TBK raises issue of number of dwellings and the size of the dwellings. Suggests he wouldn't fight the one-house issue much further, but notes that if you split one house into many parts you can avoid the obligations of the policy.

PB notes that he was the only one who viewed the site and believes that when you look at it on site, there is not an issue. Asks that his memo be circulated again.

As with Green Hedges, the issue of the process needs to be looked into as to how Parish Councils are communicated with on planning applications that are likely to be approved that the parish council has objected to. TBK notes that if we were given the opportunity to discuss with officers before a decision this could avoid calling something to a committee.

Claire Blackwell mentioned to SM that this may be discussed with upcoming TDC planning working group.

MW to circulate earlier correspondence before a decision on whether to request a call-in

Action:

MW to circulate all the background documents again in the meantime and talk to Claire Blackwell with regards to both Priest Hill and Stonesmead.

SM to follow up with CB on planning working group.

There was a brief discussion regarding the status of the outstanding application

2020/ Land south of Priest Hill house

4. RECENT PLANNING DETERMINATIONS TO NOTE

2020/1489- 97 Granville Road - Approved

2020/1341- Chartlands, Caxton Lane - Approved

2020/1274- 25 Westerham Road - Approved

2020/1278- 12 Granville Road - Approve

2020/1260- Botley Hill Farmhouse -Approved

2020/1338- 2 Ridlands Rise - Refused

2020/1245- 3 Lombard Cottages - Approved
2020/1168 – Mountain Ash, Brassey Road -Approved
2020/1150 – Capers Farm, Monks Lane - Refused
2020/1115 - Limpsfield Chart GC, Westerham Road - Approved

5. CONSERVATION AREA ASSESSMENT & MANAGEMENT PLAN

MW provided a brief update.

The leaflets have been distributed in the Conservation Area and adjacent roads as planned. The leaflet has also been added to the Parish Council website.

Residents have been invited to join the webinar November 10th at 6pm.

Chris Pendred keen to be involved in the CAAMP working group. Is aware of lots of local organisations doing similar in terms something on digitisation of maps and collating historical documents.

6. RESPONSE TO GOVERNMENT'S WHITE PAPER – DEADLINE 29 OCTOBER

There was a discussion about how LPC should respond to the Government's planning white paper.

The closing date for submissions is October 29th. TBK had circulated a briefing document before the meeting, which had highlighted the main issues. It was agreed that LPC should comment on the Government's proposals, MW to draft and circulate using TBK's briefing paper.

TBK notes that although the views are strong, they are views expressed in many places across political divides. As long as there is a strong planning role at a local level, there is a case for not going down a unitary council. If the local planning departments are not strong, there could be seen to be no point for local councils.

PB believes that while the paper is to speed up planning decisions, we need to cover points, but has a feeling that our points will be ignored as we don't really have much leverage... We need to consider how to get their attention and the local review is key.

TBK – there is a section in the paper that is 'room for change'. Suggests we write something along the lines of "Opportunities to increase the speed at which local plans are prepared are welcome provide they do not remove the ability to review planning applications at a local level".

MW will circulate response based on Ted's draft.

7. DISCUSSION OF GREEN HEDGES PLANNING APPLICATION AND SURREY CC PARKING STANDARDS

In light of the parking issues arising from the recent Green Hedges planning application, it was agreed that LPC should write to Surrey CC regarding parking standards. MW to draft

8. AOB

TBK - review over decisions over the last 18 months.

The Committee briefly discussed decisions taken over the past 18 months. TBK agreed to recirculate his draft review for consideration by Members of the Committee.

Considerations:

- We should look at the tracking document and structure of our responses.
- We also need to look at the reasons for refusals by TDC. Would they have been refused anyway or was it due to the LNP?
- SM to circulate tracking document again. TBK to circulate his summary document.

Next meeting 24 November, 5PM.


