

Minutes of the Planning Meeting held on February 13th 2007 in the Parish Room

Present: Cllrs. Crafter, Hildrew – Chairman, Martin, Radford and Page, Mr M. Stevens

In attendance: The Clerk

1. Declarations of Interest
2. Decisions

Granted:

SE/06/02936/CONVAR Belmont, Main Road, Knockholt, TN14 7LD: Variation of condition 4 of planning permission SE/02/00180/FUL to permit occasional storage of crockery and cutlery in part of existing garage

SE/06/02928/FUL 2 Bowmans Orchard Cottages, Burlings Lane, Knockholt TN14 7PD: Ground floor infill extension below existing first floor extension

Following discussion of this decision and aware of the difficulties caused by shortage of staff in the planning department at the present time the Clerk was asked to write to Andrea Kerry to express the committee's concerns.

Refused:

06/03183/FUL New House, Old London Road, Knockholt TN14 7JR: Loft conversion with rear dormer

3. SE/07/00138/OUT New Stables Farm, Rushmore Hill, Knockholt TN14 7NS: Demolition of industrial premises and one stable block and erection of one detached house and detached garage
We reiterate our response to SE/01/02123/FUL recommending refusal.
4. SE/07/00182/FUL The Mill House, Chevening Lane, Knockholt TN14 7LB: Proposed demolition of existing garage and storage building and replacement with new garages/stores/workshop/garden room/play room
We note that the existing outbuildings are within 5 metres of the extended main building (in fact 4 metres) and this brings into play the policies contained in H14A & H14B of the SDLP, particularly as concerning the AONB.
Direct replacement only of the outbuildings may therefore be acceptable but this proposal in the light of H14B is excessive. On such bases we recommend refusal. Another important note is that the site map appears to be incorrect as it does not comply with that attached to the permission and informative to SE/02/00406/FUL
5. SE/07/00253/FUL Crittleshaw, Main Road, Knockholt, TN14 7NT: Two storey side extension and provision of dormers to existing loft area.
We note that the application now bears reference SE/07/00253 whereas continuing correspondence refers to SE/06/0440/FUL.
This council is concerned at the variance in stances by the LPA at applications regarding this property. In this particular regard we draw attention to:

- (i) the informative attached to grant of permission to SE/98/1109 which stated “ – this council is unlikely to favourably consider the erection of further additions to the dwelling or outbuildings within the curtilage given the cumulative size of increases in built form and the relevant policies of the Development Plan applying to this Green Belt area”. Indeed the site is also covered by the SLA.
- (ii) The letter dated 24/1/07 from the applicant makes specific mention of ‘many phone calls and meetings’ and re-submission of application ‘after you have provisionally approved the amount of permitted extension...’

Such situation could put this council in an invidious situation but we have further difficulties to face.

All of the points raised in our response to SE/06/0440/FUL are still pertinent but it appears that the outbuilding closest to the already extended house has now been brought into the calculations for % increase. Is that a fact? This was shown previously and was to be demolished and is 36m². Additionally there is the obvious desire to retain such building.

We also note the alleged second floor. The applicant’s letter of 24/1/07 clearly refers to the original status of the roof void, it was served by a superior type of let-down loft ladder (i.e. not fixed). In that we referred to SE/78/547 it is appropriate to note the then owner’s letter of 18th April 1978 to yourselves when he refers to the ‘loss of one room and hence my son moving up into the loft space.’ Indeed SE/78/547 specifically was for, inter alia, front and rear dormer windows confirming that this as post 1948 works to form properly habitable (albeit limited) living accommodation in the roof. Hence we are unable to concur with the inclusion of the roof voids in the percentage calculations as original floor space. It is shown at 46.56m². The overall percentage increase is therefore unclear.

The design of the building appears to be much improved over SE/06/0440 and despite any reluctance concerning the openness or otherwise of the resited entrance porch we still recommend refusal on policy grounds.

It is important to recall that a garage was granted under reference SE/98/1109. Local knowledge suggests that the domestic curtilage is incorrect on the western boundary.

- 6. SE/07/00350/FUL Sycamore Cottage, Pound Lane, Knockholt TN14 7NE: Two storey rear extension and covered parking area to side.

No objections. We do query the answer to Q5 F of the application.