

Minutes of the Planning Meeting held on September 14th 2006 in the Parish Room

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

In attendance: The Clerk

Apologies: Cllrs. Martin and Page

1. Declarations of Interest

There were none

2. Decisions

3. **Refused:** SE/06/01350/FUL Deo Juvante Pound Lane Knockholt TN14 7ND:
Replace flat roof with pitched roof on existing dwelling to accommodate first floor bedroom and bathroom.

4. SE/06/01934/FUL Mount Cottage, Main Road, Knockholt TN14 7NU: Detached house to replace existing semi-detached house

We note that the agent/architect is the owner of The Pheasants, this being the other portion of the existing semi-detached property. The current proposal represents a scaling down of SE/06/00680/FUL which you refused and although there is a planning history attaching to this site we see that an excess of about 10m² in gross floor area is shown over and above the guidelines indicated in SDLP policy H13 and/or H14A. Presumably as the site lies within the AONB the question of garage and/or other outbuildings is covered by H14B. Additionally the design is bulky and incompatible with neighbouring properties and therefore does not accord with policy EN1. We recommend refusal.

5. SE/06/02111/FUL 10 Chine Farm Place, Main Road, Knockholt TN14 7LG: Retention of replacement fencing and resurfaced path

We have rarely seen such fatuous arguments as put forward by the agent in support of this retrospective application. The original scheme was considered to be unobtrusive in this particular AONB location and was indeed unremarkable. The new style fencing now shown is more suited to suburban situations and underlines the point of planning conditions despite the last line on page 2 in the agent's letter.. How effective is the surface drainage system, especially bearing in

mind run off from the whole site at times of heavy rain on to Main Road. Permeable surfaces are to be preferred over solid. We recommend refusal.

6. SE/06/02009/AGRNOT To Rear of 1 Letts Green Cottages, Burlings Lane, Knockholt TN14 7PF: Detached single storey barn to hold hay and feed, and to house agricultural vehicles and attachments.

Whilst the applicant presents an apparently plausible case we have no means judging the agricultural viability. In this latter respect

We would welcome the view of the County Agricultural Officer and would be prepared to be guided accordingly. Nevertheless, we feel that the agriculture use should be tied to no.1 Letts Green Cottages.

7. SE/06/02242/FUL 12 Burlings Lane, Knockholt, TN14 7PS: Retention of porch to front of property

It is obvious that the development approved under SE/01/01212/FUL has not been carried out in accordance with the conditions attached – a pity for what is the point of imposing conditions? However, in all the circumstances we reluctantly agree.

8. SE/06/02240/FUL Lettermullan, Main Road, Knockholt TN14 7JE: Two storey front extension (revisions to planning approval no. SE/01014/FUL)

No objection