

Minutes of the Planning Meeting held on 16th May 2007 in the Parish Room

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

In attendance: The Clerk

Apologies: Cllr Martin

1. Election of Chairman

Cllr Martin, having been proposed and seconded, was elected chairman of the committee. In his absence Cllr. Crafter was elected Chairman for the meeting.

2. Declarations of Interest

There were none

3. Decisions

There were none

4. Applications considered and responses made:

- a) *SE/07/01143/FUL 1 Elmtree Cottages, Main Road, Knockholt TN14 7JB*: Two Storey side extension & Porch to front

The site plan bears no relation to what is on the ground. We cannot comment until an accurate one is received.

- b) *SE/07/01347/KCCRG3 Knockholt School, Main Road, Knockholt TN14 7LS*: Establishing a staff car park at rear of building to obtain a pedestrian only access at front

We do not raise objection to the change of use of open land (within the AONB) for the use of car parking for the staff.

So far as this 'C' class road and highway matters are concerned, covering visibility splays and site lines etc., provided the Highways surveyors are satisfied then we would not comment further.

However, the supporting statement from the applicant discloses that a 'tarmac base and topping' will be provided and further, it is stated that the natural fall of land means that there is no issue with drainage.

This council's preference would be a permeable surface rather than an impermeable one, which can cause problems at times of heavy and prolonged rainfall when water floods off the crest of the North Downs into Main Road causing, on occasion, severe flooding. More recent members of the local community are likely to be in ignorance regarding such fact. The answer to question 13 showing drainage into an existing bog garden is inadequate. Concerns could be mitigated by the provision of a permeable surface such as grasscrete, for in planning for the long term, this matter in general is being pursued through the emerging Village Design Statement and indeed, has been addressed in other applications in the parish. We must therefore, register our objections and express the hope that they can be overcome.

The KCC property group location plan wrongly shows 'St Katherine's' instead of St Katharine's – accuracy of records is important.

- c) *SE/07/01398/AGRNOT Washneys Farm, Washneys Lane, Knockholt, BR6 7NZ*: Proposed relocation of wooden agricultural barn

We are happy to accept the advice of the county agricultural officer on this application