

Minutes of the Planning Meeting held on December 17th 2007 in the Parish Room

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

In attendance: The Clerk

1. Apologies: Cllr. Crafter,
2. Declarations of Interest

There were none.

3. Decisions

Application refused

SE/07/03168/FUL Park Cottage, Main Road, Knockholt, TN14 7JF: Erection of detached timber garage.

4. Applications received:

- a. SE/07/03498/FUL Derya, Rushmore Hill, Knockholt TN14 7NL: Two Storey extension to front and flank

We have no objection to this application provided that you are satisfied that it does not exceed the 50% guideline – we have no previous history for this property formerly known as Rogric.

- b. SE/07/03564/FUL Coolings Nurseries Ltd, Rushmore Hill, Knockholt TN14 7NN; Replacement of existing garden centre buildings, alterations to parking area and erection of 15m high wind turbine

In general the revised application reflects an appreciation of concerns expressed in the past and in that context is to be applauded but it is felt that any permission needs to take account of:

- i) Consequent on the appeal by Country Gardens and/or Silverland Stone several conditions were imposed and it is felt that those which would have been relevant now should be brought forward and imposed as appropriate.
- ii) The red outlined application area – it is not clear as to what the ‘additional land’, both in the plans and the applicant’s submission, is additional to and subject to that being defined on the plans we have no objection. However, we feel strongly that a condition should be imposed to the effect that the land so defined should be for a ‘nature trail’ and not other purpose.
- iii) In the submission a list of ranges of goods to be stocked is given. It is felt that closer definition would be appropriate - e.g. ‘gifts for the home and garden’ is too wide ranging and we could all too easily be faced with a Polhill Garden Centre situation.
- iv) Wind Turbine – despite the manufacturer’s literature supplied this council is not convinced on the noise factor. There are many times during the day when the silence can be total and a ‘swishing sound’ could prove unpleasant. In that wind power is uncertain voltaic cells operate under all weather conditions and may be considered a more suitable alternative.

All of these points have been brought up in this council’s response to previous applications. The use of permeable surfaces wherever possible is warmly welcomed and should help to overcome

very real problems at the time of heavy rain. Subject to all the matters raised above being satisfactorily dealt with we would agree with approval.

- c. SE/07/03634/CIR14 Land at Old London Road, Knockholt, TN14 7JW: Proposed Overhead Line

No objection

- e. SE/07/03641/FUL Ringfield Cottage, Main Road, Knockholt TN14 7JE: Construction of a new double garage on existing hard standing parking area.

We refer especially to our responses to SE/02/01654 which was for the erection of a four bedroom house with integral garage and to SE/07/02076 for a four bedroom house with detached garage: we objected to both – permission was granted to the latter in amended form with the garage deleted. Whilst we acknowledge in the current application for a detached garage that the tall screening hedge is currently to be retained we still feel that the positioning is unreasonable, leads to over-development of the land and offends the building line and we recommend refusal. An interesting precedent has arisen by the refusal for a garage (of lesser bulk) at Park Cottage, Main Road – ref, 07/03168/FUL.

- f) SE/07/03702/CIR14 Land at Chevening Lane; Replacement overhead electricity lines. Chevening Lane, part of Harrow Road and Pound Lane

No objection.

- g) SE/07/03735/FUL Bowmans Orchard, Burlings Lane, Knockholt, TN14 7PF. Removal of Condition 3 of planning approval ref SE/98/05873

No objection.