

Minutes of the Planning Meeting held on 21st November 2007 in the Parish Room

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

In attendance: The Clerk

1. Declarations of Interest

There were none

2. Decisions

Granted by SDC: SE/07/02825/FUL 2 Harrow Road, Knockholt, TN14 7JT: Erection of single storey extension and two storey rear extension.

Block Plans

Following discussion of this application the clerk queried with SDC whether or not a block plan is required by them. The answer was that it is in principle but is not always requested if a site visit has been made by the Case Officer concerned. The committee decided that it will comment that, 'a block plan would have been of assistance in decision making and its inclusion would have been helpful,' in any application where this is felt to be the case.

3. Applications received:

- a) SE/07/03323/FUL The Coppice, Main Road, Knockholt, TN14 7NT: Two storey side and rear extension

The combined increase of gross floor area over the original appears to be well in excess of 50% and is therefore not in accordance with SDLP Policy H14A as the site is within the MGB & SLA. We note that the area of the existing garage is subsumed into the proposed floor area and its area value appears to be used twice by reference to note 4 of plan 6 – 07.

No site plan has been submitted and we have fears that unless successful negotiations take place with regard to the main building then P.D. rights may be exercised unless disallowed. Chimneys are shown to exist on 'original' – not on 'proposed' although the ground floor plan does show this for the dining room and, incidentally, there is no entrance door to the study.

- b) SE/07/03342/FUL The Oaks Farm, Singles Cross, Randles Lane, Knockholt: Replacement of existing ancillary domestic building with new building for same use.

We appear to be forced into a situation whereby permission is adjudged to be appropriate and we can only agree with serious misgivings in the light of historic events and advice given by the LPA. HOWEVER, we feel most strongly that a S106 agreement in the terms set out in Appendix 3 of the current application is entered into and signed before any development takes place. We trust that the terms of the 106 agreement are not in conflict with condition 3 of SE/04/01219.

We do welcome the submission of a proper site and location plan.