

Minutes of the Planning Meeting held on 3rd January 2007 in the Parish Room

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

In attendance: The Clerk

Apologies:

1. Declarations of Interest

Cllr Radford declared a personal and prejudicial interest in item 6 as a close neighbour

2. Decisions

There were none to report

3. SE/06/02940/FUL Coolings Nurseries Ltd., Rushmore Hill, Knockholt, TN14 7NN: Phased replacement of garden centre buildings and erection of 15m high wind turbine. (Resubmission of SE/05/02833)

The revised proposals appear to accommodate some of our observations to SE/05/02833 (both versions). In particular we note the changes to the configuration of the building, but, nevertheless, there is still an increase of 187m² for 'new enclosed spaces' plus 478m² for canopies. It needs to be borne in mind that in the past, under previous ownership, buildings have been extended by open canopied areas and these then incorporated into the principal building- extension upon extension?

Whilst Main Road is a Class C road nevertheless the number of vehicles using it, is high and entering and exiting the site can be difficult at times at that particular bend.

Whilst it is understood that the previous provision for parking of vehicles is fully in line with current requirements, nevertheless the concerns of residents and the applicant are more than worthy of recognition.

Since any permission will go with the total land it would be appropriate that land in private ownership be clearly delineated.

The problems of surface water drainage appear to be well recognized and we feel that this should be the subject of a mutually agreed scheme. Difficulties arising from the Silverland permission at Public Enquiry need to be addressed.

The nature trail entrance is clearly indicated but not the exit - in SE/05/02833 the exit point was across the service road. We suggest that the whole nature area should be the subject of a specific agreement and/or condition limiting its use to that of 'Nature trail'.

The café shown in the drawings needs to be restricted in size and to be ancillary to the overall garden centre business and not 'freestanding'. In particular we understand that the question of a 106 agreement has been discussed between affected residents and the applicant and all feel it desirable that such an agreement be entered into covering the activities to be undertaken on the site incorporating

the Nature trail and Café mentioned above and the goods and services detailed in the letter accompanying the application.

We feel that the wind turbine would not be appropriate as the site lies within an SLA and is immediately adjacent to the AONB. Taking into account the above we cannot but recommend refusal at this stage.

4. SE/06/02949/FUL Greenways, Main Road, Knockholt, TN14 7LS: Two storey rear extension
No objection
5. 06/03183/FUL New House, Old London Road, Knockholt TN14 7JR: Loft conversion with rear dormer.
No objection

Cllr. Radford left the meeting.

6. SE/06/03141/LDCEX 1 Singles Cross, Blueberry Lane, Knockholt, TN14 7NH: Incorporation of small parcel of land (66m x 12m) of what was formerly Hawfield into domestic curtilage of 1 Singles Cross Cottages.

In response to SE/97/1996/FUL we commented on the SW boundary shown on the attached plans. This was re-iterated in our observations on SE/98/1346 where we stated, 'We pointed to the fact that agricultural land had been appropriated to the domestic curtilage and no action seems to have been taken on your part. Kindly clarify the situation and furnish us with the facts following a site inspection which you will no doubt undertake.'

This situation has apparently not received appropriate attention in your department and despite representations we are now faced with an LDCEX. It appears that this should not have arisen and we would appreciate a proper explanation.

We would assume that under no circumstance would the site be regarded as anything other than amenity land.