

Minutes of the Planning Meeting held on 4<sup>th</sup> April 2007 in the Parish Room

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

In attendance: The Clerk

Apologies: Cllrs Crafter & Martin

1. Declarations of Interest

There were none

2. Decisions

**Refused:**

SE/06/03340/LDCEX 10 Chine Farm Place, Main Road, Knockholt TN14 7LG:  
Retention of replacement path

3. *SE/07/00751/FUL & SE/07/00752/LB/CALT East Wing, 4, The Grange, Chevening Lane, Knockholt, TN14 7LA:* Single storey side extension to form entrance hall and cloakroom

No objections

4. *SE/07/00870/FUL Mount Cottage, Main Road, Knockholt TN14 7NU: Detached house to replace existing semi-detached house*

Reverting to our remarks to the disallowed application SE/06/0680/FUL in which, inter alia, we referred to the existing outbuilding, believed to be a 'privy' and the O/S plan (scale 1:1250) attached this building was shown at 5m from the main house and 2m from the boundary. Any viewing of the site gives the clear impression of the first measurement being much closer than 5m. Proceeding through SE/06/01934/FUL to the current application the measurements used seem to have been somewhat elastic and surely need clear and adequate clarification. Furthermore there is an electricity pole that is not shown and this must be a most important marker in site definition and a datum point. Incidentally a tree at the extreme left front now appears! The whole layout is therefore much open to question.

It is welcome to see the proposed house reduced to a size of reality but as part of that reduction appears to have been used to form an extremely large garage, which seems to be approximately half the size of the intended house. Is such an outbuilding occupying a very prominent site appropriate in the AONB? In any case the proposed garage seems to be set at 1.1m from the intended house at the nearest point. Therefore the effect of bulk on the site is as bad as and may be worse than the previous application. We continue to recommend refusal.