



# PARISH COUNCIL OF SANDHURST, KENT

Please reply to Catherine Catt, Parish Clerk, Old School, Back Road, Sandhurst, Kent TN18 5JS 01580-850295

## Approved Minutes Planning Committee Meeting Tuesday, 27 August 2019 Commencing at 19.30 hrs

### In Attendance:

Cllr D Leggett	Mrs C Catt : Clerk & Proper Officer
Cllr K O'Brien	Cllr G Bland
Cllr J Oliphant-Robertson : Chairman	
Cllr C Robinson	Members of the Public

Item No	
27/08/19/01	<b>Apologies for Absence &amp; Minutes 23 July 2019</b>
	Apologies were received from Councillors Kerry and Merritt who were away on holiday.  Cllr Robinson proposed and Cllr Leggett seconded that the minutes of the Planning Committee meeting held on 23 July 2019 were a true record of the meeting.
27/08/19/02	<b>Declarations of Interest</b>
	There were no declarations of interest.
	The Chairman welcomed members of the public and opened the meeting explaining there would be an opportunity for members of the public to speak for a maximum of 3 minutes before the planning applications are discussed.  The Chairman reminded those present that a parish council is a statutory consultee in the planning process and has no statutory powers - only the right to comment.
27/08/19/03	<b>Planning Application : 19/02123/FULL</b>
	<ul style="list-style-type: none"> <li>To comment on change of use of land to residential and erection of detached garage and store, with associated excavation of part of bank. Erection of detached home office within garden Glebe Cottage, Bodiam Road, Sandhurst, Kent TN18 5NX</li> </ul>

	<p>The Chairman asked for comments.</p> <p>Cllr Leggett commented that Glebe Cottage was situated on a very narrow and fast stretch of Bodiam Road and if the office was used by visitors there is no parking facility and parking on the roadside would be dangerous.</p> <p>Cllr Leggett proposed the Parish Council would not object to the planning application as long as the home office was not used for visitors due to road conditions and the lack of parking. Cllr Robinson seconded the proposal and the vote was unanimous.</p>
27/08/19/04	<p><b>Planning Application : 19/02095/FULL</b></p>
	<ul style="list-style-type: none"> <li>• To comment on erection of 30 no residential dwellings including affordable housing, provision of open space, sustainable urban drainage systems (SUDs), new vehicular access, parking and landscaping and associated works Land South of Ringle Green, Sandhurst, Kent</li> </ul> <p>The Chairman asked for comments.</p> <p>Cllr Leggett said the planning application had been submitted by Clarendon Homes for 30 dwellings but was concerned about the large scale and lack of adequate access to the site. He told the meeting the Parish Council had recently been sent a lot of documents related to the application but there had been limited time and people to read through them and the Clerk had contacted TWBC to ask for an extension to the deadline for comments which was 9.9.19.</p> <p>The Clerk gave a brief synopsis of the conversation with TWBC Planning Department :</p> <p>As this is a large scale application TWBC has 13 weeks to make a decision. The 9.9.19 deadline for the Parish Council is part of the consultation process and TWBC would be prepared to receive comments after this date. The Planning Officer did advise that initial comments following this meeting should be forwarded to TWBC and if a further meeting was held these comments should be forwarded as soon as possible. No deadline was given. The Clerk raised the question of the 25 dwellings which Mr Baughen had mentioned at the meeting he attended on 5.3.19. The Clerk was advised the scale of the development could be a reason for the Parish Council to object to the application.</p> <p><b>Public Intervention</b></p> <p>People expressed surprise at an application for 30 dwellings following Mr Baughen's statement on 5.3.19 and TWBC Cllr Bland asked for the right to reply – he explained the draft 10-year Local Plan has just been published and consultation is about to start but anyone has the right to apply for planning permission anywhere. He assured people 25 houses on two sites is the number still in the draft plan and part of consultation.</p> <p>Access was raised as an issue:</p> <ul style="list-style-type: none"> <li>▪ from the point of view of the narrow width of the proposed access road. People asked how can 30 dwellings be accessed by a single</li> </ul>

	<p>track road with passing places. Emergency vehicles, etc will find it very very tight.</p> <ul style="list-style-type: none"> <li>▪ the dangers of a junction with the A268 where the 30 mph speed limit ends. Cllr Robinson confirmed Speedwatch has recorded high numbers of people speeding in this area.</li> <li>▪ Residents felt this is a very dangerous spot from the point of view of visibility and children coming out of the adjacent play area especially when cars are parked on the side of the road.</li> </ul> <p>A resident also raised the existing lack of parking and garages as a concern and this would be further exacerbated by a minimum of another 60 cars (2 x 30 dwellings).</p> <p>Cllr Bland said the application contained a number of bungalows and asked if people had noted this. Some people had taken this into account but asked if affordable housing, especially for local youngsters had been taken into account. Bungalows were not considered to be affordable homes by those present and some people felt this was a sweetener which would not be taken further as bungalows are not considered viable.</p> <p>People also raised the issue of additional houses in Sandhurst having an impact on the disaster of Hawkhurst crossroad and concern was expressed that more and more traffic would use the small local roads and that the infrastructure around the road structure should be put in place before developments take place. Cllr Bland agreed the infrastructure argument generally needs to be tackled.</p> <p>Residents felt strongly the village is part of the AONB and feel the area where the development is proposed is an area of beauty and its loss would be a huge loss to village and damage the environment – the proposed development does not offer much to the village.</p> <p>The residents requested a separate, special meeting to discuss the application further when people are back from holidays rather than discuss it as part of the full parish council meeting on 10.9.19.</p>
28/08/19/05	<b>Planning Application : 19/02178/FULL</b>
	<ul style="list-style-type: none"> <li>• To comment on variation of Condition 2 (Approved Plans) of Planning Permission 18/01403/Full (Change of use of disused barn to form 3 no dwelling houses) – Change to design OS Plot 6675 and 6070 Sponden Lane, Sandhurst, Kent</li> </ul> <p>The Chairman asked for comments.</p> <p>Cllr Leggett had made enquiries and the changes to the original plan were very small.</p> <p>There were no objections from the meeting.</p>

**CATHERINE CATT**  
Clerk to Sandhurst Parish Council

**CC: For Information**  
County Cllr Seán Holden  
Borough Cllr Godfrey Bland