



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, 24 September 2019

In Attendance:

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| Cllr M Cope | Mrs C Catt : Clerk & Proper Officer |
| Cllr D Leggett | |
| Cllr E Merritt | Members of Public |
| Cllr K O'Brien | Representatives from Clarendon Homes |
| Cllr J Oliphant-Robertson : Chairman | |
| Cllr C Robinson | |

| Item No | |
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| 24/09/19/01 | Apologies for Absence |
| | Apologies were received from Cllr Griggs and Cllr Kerry. KCC Cllr Holden also sent his apologies. |
| 24/09/19/02 | Declarations of Interest |
| | <ul style="list-style-type: none">Cllr Leggett and Cllr Oliphant-Robertson declared an interest in Planning Application 19/02095/Full due to its proximity to their homes. |
| | PUBLIC FORUM The Chairman invited members of the public, including representatives from Clarendon Homes, to speak about the planning applications under consideration. NOTE : 4 representatives from Clarendon Homes attended the meeting as part of their local engagement process for 19/02095/Full. The Chairman asked Clarendon to briefly present their proposal which they did giving a brief introduction to the company and handing out leaflets about the application. Residents asked the Clarendon Homes representatives the following questions: <ul style="list-style-type: none">Why 30 houses on 1 site when the draft Local Plan provides for a total of 25 over 2 sites ? |

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| | <p>Clarendon : The site will provide a mix of housing, including affordable housing and bungalows.</p> <ul style="list-style-type: none"> • Have they really considered the volume of traffic that will use a very narrow access road ? <p>Clarendon : There is right of access to the site which runs the length of the site (agricultural access ?). The access is wide enough for 2 cars to pass and will include passing places. Volume has been considered as approximately 60 vehicles but not all of these will be using the access at the same time.</p> <ul style="list-style-type: none"> • Have they purchased Invicta House as an alternative access point ? <p>Clarendon : No.</p> <ul style="list-style-type: none"> • Have they considered the fact that the water main is owned by 4 local residents ? <p>Clarendon : They will check the location of the current water main and reroute where necessary.</p> <ul style="list-style-type: none"> • What will happen to the trees, particularly the oak trees, during the construction process and afterwards ? How will the trees be safeguarded ? <p>Clarendon : They do not believe the trees will be damaged during construction and assured people clearance areas will be handled sensitively.</p> <ul style="list-style-type: none"> • Have they considered the 'real' number of parking spaces which will be required ? <p>Clarendon : They have allocated 75 spaces which is in excess to the Kent Standard.</p> <ul style="list-style-type: none"> • Have there been any discussions about Section 106 agreements ? <p>Clarendon : They are in discussion with KCC.</p> <p>Other matters raised were:</p> <ul style="list-style-type: none"> • The site is part of the ANOB and there has to be an overwhelming need to build and local residents do not believe 30 additional houses are needed. • Access onto the A268 is on a busy and fast stretch of road where there is bad visibility and proximity to the playground and playing fields will endanger children's lives. • Who will manage/own the nature strips and buffer zones ? • What about the visual impact on the AONB ? • The application illustrates houses which are generic estate types and do not match the white weatherboard houses which are typical of the village. |
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| 24/09/19/03 | Planning Application : 19/02095/FULL |
| | <ul style="list-style-type: none"> • 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 <p>Following the public forum the Chairman noted a letter about the ownership of the access road had been received from Mr L Leadbetter (see Appendix A) and asked the Councillors for their comments and proposals.</p> |

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| | <p>The Councillors endorsed the comments which had already been made by local residents.</p> <p>Cllr Robinson proposed; Cllr Cope seconded and the meeting voted unanimously that the Parish Council should object to the application on the grounds of :</p> <ol style="list-style-type: none"> 1. the excessive size of the application where no need for additional housing has been identified and is part of an Area of Outstanding Natural Beauty 2. the issues of access from lack of visibility coming out onto a fast stretch of the A268; its proximity to a children's playground and sports field; the narrow width of the access road and the volume of traffic it will have to carry 3. the design of the houses is not compatible with the existing traditional white weather board houses in the village and does not enhance the village-scape 4. the impact on the natural environment in an Area of Outstanding Natural Beauty. |
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| 24/09/19/04 | Planning Application : 19/02178/FULL |
| | <ul style="list-style-type: none"> • 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 <p>The Chairman asked the Councillors for their comments.</p> <p>The Councillors felt the change was a minor one and there were no comments. Cllr Cope proposed; Cllr Merritt seconded and the meeting voted unanimously to support this application.</p> |
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| 24/09/19/05 | Planning Application : 19/02159/FULL |
| | <ul style="list-style-type: none"> • To comment on Variations of Conditions 2 (Approved Plans) and 3 (External Materials) of Planning Permission 18/03101/FULL : Demolition of existing garages and erection of 1 no 3 bedroom bungalow including parking and landscaping Garage Block and Land, Ringle Green, Sandhurst, Kent <p>The Chairman asked the Councillors for their comments.</p> <p>The Councillors commented that the changes to design made the bungalow look like an industrial building and not a house. Cllr Robinson proposed; Cllr Merrit seconded and the meeting voted unanimously to object to the changes to the planning application as they do not contribute to the townscape and look like an industrial building rather than a house.</p> |
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| 24/09/19/06 | Planning Application : 19/02211/FULL |
| | <ul style="list-style-type: none"> • To comment on first floor extension over the flat roof to the right hand side of the building, new front porch, general modernisation to the building The Old Bakery, Queen Street, Sandhurst TN18 5HY |

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| | <p>The Chairman asked the Councillors for their comments.</p> <p>The Councillors felt the application would have a positive contribution to the local townscape. Cllr Leggett proposed; Cllr O'Brien seconded and the meeting voted unanimously to support the application.</p> |
| 24/09/19/07 | <p>Proposed diversion of part of public footpath WC302 at Sandhurst in the Borough of Tunbridge Wells</p> <p>KCC's PROW & Access Service have asked for views on this proposal by Monday, 7 October 2019:</p> <ul style="list-style-type: none"> • An application has been made by the landowner, Mr John Cunningham of Puxtye Farm, to divert part of public footpath WC302 at Sandhurst primarily for the reasons of privacy and security. • The footpath commences on Crouch Lane but the first 65 metres (approximately) of the definitive line from that point has been obstructed for many years. As a result, people have been using the driveway to Puxtye Farm initially. The path then continues to run through the farmyard, where there are often chickens and other animals roaming freely, and close to the residential dwellings, giving concerns for privacy and security. <p>The Chairman asked the Councillors for their comments.</p> <p>The Councillors had no comments. Cllr Merritt proposed; Cllr Robinson seconded and the meeting voted unanimously to support the proposed diversion.</p> |
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| FOR INFO | CONSULTATION ON TWBC's DRAFT LOCAL PLAN |
| | Public consultation begins on Friday, 20 September 2019 and runs for six weeks until 17.00 hours on Friday, 1 November 2019. |

CATHERINE CATT
Clerk to Sandhurst Parish Council

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