



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 – by Zoom Tuesday, 27 April 2021 Commencing at 19.00 hrs

In Attendance:

Cllr M Griggs : Chairman	Mrs C Catt : Clerk & Proper Officer
Cllr L Erwood	
Cllr J Oliphant-Robertson	3 Members of Public
Cllr C Robinson	
Cllr D Rogers	

Item No	
1.	Apologies for Absence
	Apologies were received from Cllrs Hiscock, Kerry and O'Brien and TWBC Cllr Bland.
2.	Declarations of Interest
	There were no declarations of interest.
3.	Planning Applications : 21/00381/FULL & 21/00382/LBC
	<ul style="list-style-type: none"> ▪ To comment on two storey extension and alterations and listed building consent ▪ 2 Little Crouch, Rye Road, Sandhurst TN18 5JQ <p>Cllr Griggs asked for comments on these planning applications:</p> <ul style="list-style-type: none"> ▪ Cllr Rogers only commented that the work would improve the look of the building and Cllr Robinson agreed. ▪ There were no other comments and Cllr Rogers proposed; Cllr Robinson seconded and those present agreed unanimously that Sandhurst Parish Council would support these applications.
4.	Planning Application : 21/00825/OUT
	<ul style="list-style-type: none"> ▪ To comment on outline planning application (access not reserved) for up to 15 no residential dwellings including affordable housing, provision of open space, sustainable urban drainage systems (SUDs), new vehicular access and associated works

- Land South of Ringle Green, Sandhurst

Cllr Griggs asked if members of the public would like to comment :

- 2 members of the public who own the field explained they were attending the meeting to seek other peoples' views.

Cllr Griggs read out the statement from the other member of the public which had been sent to TWBC and contained the following points:

- 15 extra houses will add at least 30 more cars which will increase daily use which is already significant
- Access is inappropriate via a narrow lane and the proposed width will make use by wide agricultural vehicles, horse boxes, HGV's and additional cars hazardous with insufficient passing places
- Playing fields carpark is inadequate for the number of cars that attend matches and further parking restrictions which are proposed will exacerbate the problem forcing drivers to park on the main road. This would make the entrance extremely dangerous, particularly in the light of the children's playground
- The widening of the road would severely impact the visual aspect of the lane forcing boundaries very close to the hedges and trees and in particular the oak trees which have TPO's
- Has the developer a right to access the site using Marsh Quarter Lane which has historically always been a private drive to the farms.

The Parish Council had also received 2 more letters which Cllr Griggs read out and these contained the following points and these will be sent to TWBC :

- Concern about the safety of dog walkers, pedestrians and children who use the playing fields regularly, as well as football and cricket teams.
- Marsh Quarter Lane is a very busy, single track lane with very little room which does not need any more traffic.

In addition, the following comments were made by Councillors:

- It was noted there are no soil reports but the application talks of no contaminants
- Drawings show access to the site but who owns the land ?
- Concerns were expressed about the footpath and its maintenance
- 2 bungalows have been changed into houses which will overlook the existing bungalow
- Surveys are out of date - 2018
- Drainage across the field is at 90 degrees which is not practical
- Concerns about fly tipping issues as the overflow carpark presents the perfect site
- There were 30 reasons for refusal of the first planning application and none of these appear to have been addressed in this application
- It was noted KCC Highways has stated further investigation is needed into the access
- Issues with parking bay including the removal of hedgerow and trees. These are not worthless trees and Cllr Robinson questioned the need for an extra parking bay

	<ul style="list-style-type: none">▪ The access road will have to be widened along its length and Cllr Robinson feels there needs to be reassurance that no damage will be made to the oak trees on the boundary with playing fields which have TPO's.▪ Very grave concerns were expressed about the access onto main road which is inadequate. <p>Cllr Rogers proposed; Cllr Robinson seconded and those present (with the exception of Cllr Erwood who abstained) agreed that Sandhurst Parish Council did not object to the application in principle but could not support the application in its present form.</p>
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CATHERINE CATT

Clerk to Sandhurst Parish Council

CC: For Information

County Cllr Seán Holden
Borough Cllr Godfrey Bland