



PARISH COUNCIL OF SANDHURST, KENT

Please reply to Julie Horan, Parish Clerk, Old School, Back Road, Sandhurst, Kent TN18 5JS 01580-850273

Approved Minutes Planning Committee Meeting 31 May 2023

In Attendance:

Cllr Griggs (Chairman) (MG)	Mrs J Horan (Clerk & Proper Officer) (JH)
Cllr M Phillipson (MP)	Cllr P Phillipson (PP)
Cllr D Rogers (DR)	Cllr K O'Neil (KO)

1.	Apologies Apologies received from Cllr Kerry & Cllr Robinson
2.	Declarations of Interest Councillors were reminded that they must inform the Monitoring Officer of any changes to their Notification of Disclosable Pecuniary Interests. Cllr Griggs item 7 and Cllr Rogers item 4
3.	Application: 23/01028/LDCEX Address: Oaklands Farm Bodiam Road Sandhurst Cranbrook Kent Proposal: Lawful Development Certificate (Existing) - Residential use of an agricultural building as a separate dwelling house. This applications was discussed at length and the following observations were made to be submitted to Tunbridge Wells Planning: a) Concern was expressed that although quite a lot of supporting information was provided, much of the information was redacted as it related to declarations made by family members and family friends or related to past tenancy agreements with members of the applicant's family. b) The visual appearance of the dwelling is that of a 2-story agricultural barn and does not look like a residential home. c) Although this application is for Lawful use, no Building Regulation approval was submitted as part of the application to support legal occupation of an agricultural barn for the last 4 years namely:- i) Size of windows do not appear to be 20% of the floor area.

	<p>ii) Means of escape from living accommodation – appears to be via a room within a room. With external access being gained via an internal staircase and through the gym on the Ground Floor via a single rear personnel door.</p> <p>iii) No EPC was submitted therefore the property cannot be let under a tenancy agreement.</p> <p>iv) There appears to be a Container adjacent to building which increases the fire spread from this adjacent property.</p> <p>d) No notification was submitted that the Kent Fire & Rescue Service are aware that the building has been used for sleeping accommodation for the last 4 years.</p> <p>e) No notification that the occupants are include on the electoral role or that TWBC are collecting waste or Council Tax payments.</p> <p>f) The height of the barn was originally required as the chicken feed was delivered in bulk, is that not the case now? And how are the birds being fed.</p> <p>g) Land around pond to south of site subject to Enforcement Action under APP/M2270/C/20/3246942-3 appears to have been re-purchased by the applicant as the Blue Line ownership boundary includes this parcel of land on this application.</p> <p>The council are concerned for the safety of any present or future occupants of this property and request that continual use of this building for sleeping accommodation is not allowed to continue.</p> <ul style="list-style-type: none"> • DR proposed that this application is refused and the comments above be submitted to TW Planning ; MG Seconded - all present agreed
4.	<p>Application: 23/01071/SUB</p> <p>Address: Land South Of Ringle Green Sandhurst Cranbrook Kent Proposal: Submission of Details in Relation to Condition 21 (Boundary Treatments (updated drawing to reflect boundary updates) of 21/00825/OUT After discussion there were no comments to be made.</p>
5.	<p>Application: 23/01088/LBC</p> <p>Address: Cherry Tree Cottage Bodiam Road Sandhurst Cranbrook Kent Proposal: Listed Building Consent - Proposed part conversion of attic space to extend and provide further accommodation and bathroom facilities at first floor, Works to include removal of modern fabric and insertion of conservation roof lights to the rear elevation After discussion there were no comments to be made.</p>
6.	<p>Application: 23/01194/NMAMD</p> <p>Address: Orchard Bank Crouch Lane Sandhurst Cranbrook Kent Proposal: Non-Material Amendment in relation to 21/03803/FULL - Changes in external materials Permission has already been granted.</p>
7.	<p>Application: 23/01254/NMAMD</p> <p>Address: Cowbeach Bodiam Road Sandhurst Cranbrook Kent Proposal: Non-Material Amendment in relation to 19/00517/FULL - Amendments to the 3 bay car port with roof storage building including addition of rear dormer window/doors & rear balcony, alteration to roof design, new timber staircase and use of roof space as an annexe ancillary to the main house After discussion there were no comments to be made.</p>

Julie Horan
Clerk to Sandhurst Parish Council

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

Signed:.....

Dated:.....