Hever Parish Council Planning update – summary of those applications received and commented on.

|  |  |
| --- | --- |
| Planning Committee Councillors | Stephen Sadler, Chair (Fellow of the Royal Institution of Chartered Surveyors (RICS)), **Christine Thompson**, (member of RICS)), **Anita Sebastian** (FCIS), **Rick Brookes – Smith**, **Angela Haydon**, **Duncan Leslie** (member of the RICS). |
| Meetings bi monthly or with full meeting | See hever.org or contact the Clerk (clerk@hever.org) **NOV 2019 meeting update.****Hever Parish Council Planning record** |

| SDC Ref.  | Date / Address | Summary of application | HPC Comment | Outcome |
| --- | --- | --- | --- | --- |

|  |  |  |
| --- | --- | --- |
| 19/01510/LBCALT | The Thatched Cottage, Hever Road. | To remove existing EML and Cement render (cira 1970s) and Replace with oak laths and lime render, removeRotting Wicks style soft wood windows with metal crittel (cira 1970a) and replace with traditional oak frame windowswith iron casement. Double glazed units that have leaded lights. and a 4mm argon filled gap. No objection. **GRANTED** |
| 19/02474/FUL | 1 Claydene Farm Hartfield Road Cowden KENT TN8 7HF | Conversion of redundant agricultural Buildings to form 9 new residential units. Demolition of outbuildings. Landscapingworks with new access and access alterations. As a neighbouring parish, Hever Parish Council planning committee make the following comments for your consideration;1.     Noting that Miller Architects have submitted separate applications for the conversion of the barns from the farmhouse refurbishment.2.    Although the site is currently unsightly, any development should be in proportion to the surrounding area andproperties. The high intensity development on previous agricultural land may be contrary to LO8.3.    For CIL purposes it is suggested this should be nil, as leases prove an agricultural use has occurred for at least6mths in the last 3 years. However, the actual application form states it to be a redundant dairy farm which is acontradiction to the first statement.4.    The Government’s Planning Policy Statement PPS1 sets out the Government's overarching planning policies on thedelivery of sustainable development through the planning system.It is our view is a unsustainable location, no footpaths, public transport etc. and this location is not sustainable due to theabsolute reliance on the ownership of a private car for every aspect of daily life – schooling, shops, employment, medicalservices etc. The proposal is contrary to Policy SC1 and EN1, which states that proposals must ensure satisfactorymeans of access for pedestrians.5.    What is the proposed provision of rural affordable units? Noting Policy SP3 of the Core Strategy.6.    We note that a comparable site, Eden Hall (Conversion of a Convent) down the road is still in the main unsold aftera year post completion. |
| 19/02198 & 19/02199LBCALT   | Little Warren House, Hever Lane, Hever TN8 7ET | Previous app 18/00377 refused by virtue of being contrary to LB policy EN4, proposal would harm significance of existingheritage asset.Relating to the current app- SDC Conservation officer has objected to proposed bay windows, now omitted and thereforeapproval recommended in terms of policy EN4.In view of the above HPC rely on Conservation comments and subject to compliance and therefore have no objectionto the application.**GRANTED** |
| 19/02411 | Thatched Cottage, Hever Road | Hever Parish Council planning committee feels that SDC as the planning authority should we be taking a holisticapproach to this site, noting it is a Grade II listed building.There is a complicated planning history at this location, noting the involvement of SDC Planning enforcement reference19/00322/MCU .This application is for lawful development certificate by virtue of having residential use for over 10 yrs and makesreference to whilst being refused previous application SE/05/00987 apparently defined land to the south being withinresidential red line curtilage.It further states that approval of subsequent app-SE/07/02737 for replacement of outbuilding/shipping containerdemonstrates subject site used for residential use for over 10yrs. HPC note and rely upon the various submitted evidence whilst ensuring that any further proposed intensification of usedoes not materially reduce the local amenity by virtue of this property being within an AONB.  HPC is are aware that the shipping containers on the land under consideration have been converted without planningpermission in to letting rooms.  We also note the construction of a significant driveway from a separate entrance offHever road, which we understand should have listed building planning consent. **GRANTED** |
|  |  |  |