Hever Parish Council Planning update – summary of those applications received and commented on since last meetings / ones of note and SDC decision in bold. See http://hever.org/what-powers-does-hever-parish-council-have-in-planning-applications

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| Planning Committee Councillors | **Stephen Sadler**, Chair (Fellow of the Royal Institution of Chartered Surveyors (RICS)), **Rick Brookes – Smith**, **Angela Haydon**, **Duncan Leslie** (member of the RICS). Recently co – opted Cllrs. Nick Roberts & Philip Lindsay. |
| Meetings bi monthly or with full meeting | See hever.org or contact the Clerk (clerk@hever.org) for March 2021 **meeting update.****Hever Parish Council Planning record.** |

| SDC Ref. HPC Cllrs. contributed | Date / Address | Summary of application | HPC Comment | Outcome |
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| 20/00847/LDCEXRBS / SS / AH / DL | Land Rear of Little Buckhurst Barn Hever Lane Hever.  | **REFUSED**. **APPEAL** **LODGED**. **Appeal reference APP/G2245/X/20/3258138** |
| 20/02161/HOUSESS/AH/DL | How Green South How Green Lane Hever | The proposal appears to be a single storey contemporary infill of an existing enclosed courtyard. As such it not overlooking either ofthe two adjoining How Green House premises, proposed to be constructed of good quality materials and improve the occupationalamenity of How Green House South.No objection. **GRANTED**. |
| 20/02287/HOUSEDL/AH/JH/RBS/SS | Acorns Mapleton Road Four Elms Kent | Whilst the floorplan dimensions and location of the proposed Orangery are the same as the Conservatory (although we note the newroom is a rectangle as oppose to angled end wall), it is replacing the glazed central pyramid roof structure is slightly higher at the ridgethan the existing. However there appears to be sufficient distance to the northern boundary with 'The Barn' for this not to be an issue.No objection. **GRANTED** |
| SE/20/01834/FUL | Newtyehurst Farm Cowden Pound Road To Truggers Lane Mark Beech KENT TN8 7DA | As a neighbouring parish, Hever Parish Council wish to make the following observations on the above planning application;· This site was recently rejected by the District Council during the very recent Local Plan consultation.· This significant and disproportionate proposal is in the Green Belt and a remote part of the High Weald AONB, with the AONMB Unitrecommending that planning “Accommodates an increasing number of households without compromising the characteristic historicsettlement pattern as a result of strong planning policies and a sound understanding of the dynamics of sustainable communities”.· The Unit’s management Plan has been endorsed by all 15 Councils with land in the High Weald and is a 'material consideration' inplanning applications, they should be consulted on such an application.· The Parish Council agrees with KCC Highways expert view; “totally unsustainable location of this proposal” due to the absolutereliance on the ownership of a private car to live in this location. |
| 20/02058/HOUSESS/AH/DL/JH | 2 Crouch Cottage, Uckfield Lane, Hever  | New driveway entrance onto class C road.No objection to the proposed placing of the driveway slightly along Uckfield Lane.Would expect KCC Highways to comment if any safety concerns.**GRANTED** |
| 20/02255/HOUSESS/AH/DL/JH | How Green South How Green Lane Hever KENT | No objection.Please note however; * In isolation, the additional out building is not contentious being partially screened by mature existing hedges. There is one
* statement in the Design and Access statement that confirms loss of approximately 5m of hedgerow – we would support the
* offer of this be replaced/replanted elsewhere on site as a condition.
* The proposed location is in very close proximity to the existing garage/ logstore making it potentially easy to connect the 2

buildings in the future to considerably enlarge the overall structure. Consideration should possibly therefore be given to imposeconditions in this regard.* The pending application 20/02161/HOUSE also states the motivation of creating a home office space, in addition to this

application.**GRANTED** |
| 20/02405/LBCALT  20/02404/FULSS/AH/DL/JH/RBS20/01625/HOUSESS/AH/DL/JH/RBS | Queens Arms Hartfield Road Cowden KENT TN8 5NPLittle Warren house TN8 7ET | Conversion of public house outbuildings to holiday lets, with minor associated internal alteration, ground floor pub kitchenextension with new toilets and accessible facilities and associated minor demolition, reopening of pre-existing door and windowlocations and repair/renovation generally | Hever Parish Council are commenting as a neighbouring parish.The planning committee of Hever Parish Council note and agree with the Historic England guidelines which enable developmentWhich would normally be unacceptable in Planning terms but for the fact it would bring public benefits of the futureconservation of a Historic Public House.We also note in the design and access statement, the pre application advice given by SDC as not suitable as submitted.The current proposed substantial side extension to the eastern elevation is unacceptable by dominating the originalfootprint of the Pub by virtue of its bulk and would be detrimental to the character and integrity of the uniqueness of thisListed Building. Given the position of the public car park and buildings being close to the highway and a dangerous roadjunction the proposed position of the Disabled access is also questionable and consideration should be given to beingrelocated to the rear of a redesigned, more transparent café extension to address the issues raised. **GRANTED**Previous comments submitted and no objections to new site layout.**GRANTED** |
| 20/02515/HOUSESS/AH/DL/JH/RBS | The Corn Mill.Four Elms. | Detached garage. Support. **GRANTED** |
| 20/01625/HOUSESS/AH/DL/JH/RBS | Little Warren House Hever Lane Hever | Following the superseded plans (14.09.20) and elevations – with the clarity that the external area of the Septemberproposal is 58m square (in contrast to the 52m square *internal* dimensions submitted by the applicant in May 2020 –which were in fact **60 m** square externally), the comments from 30.06.20 from Hever Parish Council remain valid andapplication is deemed even more excessive at 58m squared.The revised plans and elevational revisions are more appropriate from a design perspective and in keeping with theenvironment.  There is no objection to the rotational change of the proposal.“Whilst the demolition of the existing greenhouse and garage being replaced with new ancillary domestic accommodationand car parking is not considered contentious, the proposed floor area of 52sqm's is considered excessive andconsideration should be given to limit it to the green belt outbuilding maximum of 40 sqm. The argument put forward to'trade' the surplus extension of the dwelling house over to the outbuilding having been restricted due to heritageconstraints is not felt to be appropriate.We cannot find any application for the existing garage, which according to the Planning, Design and Access statementis “modern and is not curtilage listed”.Noting Little Warren House is a Grade-II listed building”. **GRANTED** |
| 20/02988/OUT | Land North of Town Station Cottages Forge Croft Edenbridge KENT TN8 5LR | Outline application for the erection of 340 dwellings, including affordable housing, land for a 4FE secondary school including playingfields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station andassociated infrastructure improvements, allotments, associated access from Four Elms Road, emergency access, open space,attenuation areas and landscaping and some matters reserved save for means of access. As a neighbouring parish, Hever ParishCouncil planning committee wish to submit the following objections;1. Modelling of traffic flows are based on old data and we do not believe that just 11.7% predicted increased flow of traffic to

travel towards Four Elms is an accurate figure, noting the pull factors of schools to the East of the district.1. We would ask that the proposers extend the scope of their traffic modelling beyond the traffic lights by the railway bridge,

all the way to Four Elms crossroads (crossroads of B roads) which has significant challenges of its own.1. Ingress and egress to the site and Skinners Lane inadequate.
2. Need investigation by KCC and environmental health with an explanation of how the sewage capacity / storm tanks will deal

with this proposal to prevent greater than current sewage discharge into the river.1. We support the construction of a secondary school
2. Will be interested to see further details of the proportions of affordable housing units and sizing relative to open market

housing**Awaiting decision** |
| 20/03234/MMA  | Fairholme Farm Cowden Pound Road Mark Beech | 20/03234/MMA  Minor Material Amendment to 19/02186/HOUSE, Addition of window to downstairs WC, addition of window tofirst floor bedroom, addition of porch. No objection. **GRANTED** |
| 20/03206/PROW | NB previously considered at consultation stage. | Application under Section 118 and Section 26 of the Highways Act 1980 toextinguish the entire width of that length of Public Footpath numbered SR568 and to create a new length of Public Footpathnumbered SR568. | Footpath SR568 South East Of Medhurst Row Cottages Prettymans Lane Edenbridge KENTNo objection. |
| 20/03667/FULJH, RBS, NR,SS,AH,LD,LD | Falconhurst, Cowden Pound Road, Mark Beech, KentTN8 5NR | ProposalChange of use from redundant stables to 2 bed residentialholiday cottage.Support proposals which are in keeping with the estate and local area. **GRANTED** |
| SE/21/00116/WTCA | The Old Farm, Cow Lane, Mark Beech TN8 5NX | ProposalVarious works to trees.Support. |
| SE/21/00250/DETAIL | Hillside, Uckfield Lane, Hever KENT TN8 7LJ | Proposal Details pursuant to condition 14 (Construction Management Plan) of 20/02266/FUL.Support. |
| 21/00168/HOUSE | The Lodge Uckfield Lane Hever TN8 7LJ | Single storey rear extension. Glazed gable end overlooking the garden,vaulted pitched roof with roof lights. Update both existing dormer hanging tiles to white cladding.Conditional support-suggest construction management plan agreed prior to works commencing to maximizesafety of both workforce & Public over the course of Building operations. |
| 21/00125/FUL | Prettymans Paddocks Four Elms Road Edenbridge KENT | Conversion and change of use of existing stables into residential use.No Objection –  please note* Require KCC Highways input to ensure safe ingress/egress onto Four Elms Road
* Note that incumbent on applicant to manage and mitigate against local flood risk
* Suggest carrying out porosity test for compliant sustainable drainage system
* Consideration to connect to existing Southern Water sewage network which runs close to the subject property
* Suggest construction management plan agreed prior to works commencing to maximise safety of both workforce

& Public over the course of Building operations. |
| 21/00213/FUL | Land South East of The Bower Pond Cottage Hever RoadHever  | Conversion of existing building into a two-bedroom residential dwelling, minor alterations to fenestration and internallayout. Associated landscaping works.Support on condition of;* Client to erect new post and rail fencing to delineate route of existing footpath 576
* Note comment received from owner of Bower Barn opposite subject property regarding existing population of bats, suggest submit lighting plan for approval to enable protection of existing species.
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| 20/03557/FUL  | High Buckhurst Cowden Pound Road to TruggersLane Mark Beech KENT TN8 5NS | Support the application and request clarification on the following matters;* Revised use classes (9/20) E(F) limits use as per application form to nursery/crèche in perpetuity
* Markbeech Conservation area boundary (noting location of main dwelling, ingress, egress, pond and woodland) – we

disagree with the application which states that the application is wholly outside of the conservation area, comments required byconservation officer.* Highways to advise on traffic flows / speed and traffic management guidance on site.
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| **SE/20/03557/FUL** |  | Temporary change of use for five years of a strip of woodland to Mark Beech Nursery School Monday to Friday 35 weeksof the year. Confirmation of moveable shepherd’s hut for this area. |
| 21/00257/**LBCALT**21/00256/HOUSE | Oak House Mapleton Road Four Elms Kent TN8 6PL | Erection of garden shed/store for lawnmowers, bikes and other storage in the garden of Oak House.We have received the above application and would welcome your views on the proposals. |
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