

Please note these are draft minutes until approved and signed at the next meeting.

**BLETCHINGLEY PARISH COUNCIL
PLANNING COMMITTEE MEETING
MINUTES OF MEETING HELD IN THE
COMMITTEE ROOMS ON MONDAY 29 SEPTEMBER 2008**

P R E S E N T

Councillor D Martin – Chairman
Councillors J Moore, R Trotman and B Tatnell

In attendance: Clerk - K. Wantling

37/08 APOLOGIES FOR ABSENCE

No apologies were received from councillors.

38/08 DECLARATIONS OF INTEREST

No changes were made to the Declarations of Interest

39/08 MINUTES OF PREVIOUS MEETING

The minutes of the planning meeting held on 26 August were approved and signed by the Chairman at the Full Council Meeting on 8 September 2008.

40/08 RESIDENTS' REQUESTS

No residents' requests were received.

41/08 CURRENT PLANNING ISSUES

5.1 **TA/2008/1335/TCA** – Quince Cottage, Castle Square, Bletchingley – Fell 1 Birch Tree.

RESOLVED: No comment.

5.2 **TA/2008/1214** - Kennels Farm, Outwood Lane, Bletchingley – Demolition of agricultural building and part demolition of milking barn. Conversion of resulting milking barn into 1x4 bed and 1x5 bed live/work units with widening of access road and parking (5 spaces).

The Chairman presented the plans and following a discussion,

IT WAS RESOLVED THAT the Parish Council **object** on the following basis:

- i. This application effectively amounts not to a conversion of redundant farm buildings but a demolition of redundant buildings and a new build inside the greenbelt and outside the settlement area. This is in contravention of Planning Policy No 1.
- ii. If the build is to be granted it is requested that there is a requirement to replace any trees destroyed or damaged as a result of the building in order to protect the woodland which already has a preservation order on it.
- iii. Has an assessment of need been undertaken in relation to the provision of two houses, each incorporating a workshop similar in size to an internal garage, within the same building?

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- iv. This application is felt not to meet the needs of affordable housing criteria.
- v. As the planning application is for 2 x live/work units, it is felt that there is no additional provision for parking spaces for employees and customers of the planned businesses.

5.3 **TA/2008/1266** – Highcroft, Coldharbour Lane, Bletchingley – Demolition of existing garage, erection of 2-storey extension to south elevation and single-storey extension to north elevation.

RESOLVED: No comment.

5.4 Gypsy and Traveller Sites – Interim arrangements for considering planning applications – To discuss what comments should be made to Tandridge District Council in this consultation process.

The Chairman presented the documentation and the Questionnaire to the Committee and following consultation,

IT WAS RESOLVED THAT the Questionnaire responses given in the meeting be completed online by the Clerk and that Option C would be used as the basis for completing the form.

5.5 Below is a list of planning appeals and delegated action taken by TDC in relation to planning applications.

TA/2008/1039 – Fidlers Grove, Lower South Park, South Godstone - Erection of 2-storey oak framed garage with 4 bays – REFUSE

TA/2007/1939 – The Hermitage, Hextalls Lane, Bletchingley – erection of 3-bay detached garage & store – APPEAL DISMISSED

TA/2008/1063 – 6 Lambert Cottages, Rabies Heath Road, Bletchingley – Erection of single storey side/rear extension with disabled access – APPROVED (FULL)

TA/2008/1088/TCA – Gregorys, Sandy Lane, Bletchingley – Fell 2 eucalyptus trees – APPROVED BY LETTER

TA/2008/840 – The Works, Church Walk, Bletchingley – Demolition of building – CONSERVATION AREA CONSENT

42/08 MATTERS FOR REPORTING OR INCLUSION ON FUTURE AGENDA

Nothing to report.

43/08 DATE OF NEXT MEETING –

Full Council Meeting – **13 October 2008**

Planning Committee Meeting – **27 October 2008** (to be confirmed)

The Chairman closed the meeting at 8.20 pm