



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 Tuesday, 22 February 2022

In Attendance:

Cllr M Griggs – Chairman (MG)	Cllr P Phillipson (PP)
Cllr C Robinson (CR)	Mrs J Horan (Temporary Admin) (JH)
Cllr D Rogers (DR)	Ms Holly Cooper (Clarendon Homes) (HC)
Cllr M Phillipson (MP)	3 Members of Public

Item No	
1.	Apologies for Absence
	Apologies were received from Cllr M Hiscock (MH), Cllr A Kerry (AK), Cllr L Erwood (LE), Mrs C Catt (Clerk & Proper Officer) (CC), Mr Phillip Chandler (Clarendon Homes)
2.	Declarations of Interest
	There were no declarations of interest concerning items on the agenda and Councillors were reminded that they must inform the Monitoring Officer of any changes to their Notification of Disclosable Pecuniary Interests.
3.	Planning Applications
	Planning Application: 21/04247/LBC
	<ul style="list-style-type: none"> Listed Building Consent - Repairs and alterations to roof. Laburnham Cottage, Rye Road, Sandhurst, TN18 5JF. PC does not think this application needs listed building approval, therefore approves. Proposed DR Seconded MP - All agreed
	Planning No: 22/00043/LDCEX - Lawful Development Certificate (Existing)
	<ul style="list-style-type: none"> Use of buildings as workshops for maintenance and repair of horseboxes and general farm vehicle maintenance. Boxhurst Farm, Boxhurst, Sandhurst, TN18 5PE LDC legal document which states the lawfulness of past present or future use. Looking at the application and some of the supporting documents the

	<p>applicants appear to be stating that this has been in existence for 10 plus years. According to residents that have written in, they dispute that. There is a difference of opinion between the applicant and the users of the Baptist Church as to the repair or otherwise of the drive. No Decision could be agreed among the Parish Council so the vote was declared VOID</p>
	<p>Planning No: 21/03676/FULL - Ringle Green</p>
	<p>This relates to a development, Ringle Green, for 15 properties on the outskirts of the village on a green field site. Application has been granted at Outline Stage and now at Detailed Design Stage. The PC wanted to give the Developer Phillip Chandler and Architect Holly Cooper of Clarendon Homes an opportunity to say what they plan to do and how they plan to work with the PC and residents, so we have a smooth experience.</p> <p>a) Ownership of Marsh Quarter Lane and formation of passing places – do these need to be culverted, possibility to build over open ditch or diversion, future maintenance concerns. The passing places will be culverted, and watercourse consent has been obtained. There have been several revisions made to the designs to take into account KCCs comments to ensure maintenance would be kept to a minimum. Ownership of MQL will remain unchanged.</p> <p>b) 5 Parking spaces to MQL – could these be moved within the development in line with SBD requirement of Kent Police. These parking spaces are for the existing residents of Ringle Green. They are located in their current position due to their proximity to Ringle Green; they are to mitigate the loss of parking spaces for existing residents under the oak trees, which are being damaged with the current parking arrangements. Timber posts will be installed to prevent future parking under the oak trees. A resident commented that a TPO had been placed on the Oak Trees. HC responded, saying that was another reason for the bollards, to stop the damage to the trees. A resident asked why only 4 parking spaces for 10 houses that their cars were parked out front and didn't see why they should have to walk around to the new estate to get their cars in the morning. HC responded that she appreciated their comments, but that was the guidance they had received from the authorities. A resident asked if the road was going to be widened. Yes, the road is going to be widened. So far Clarendon Homes have been unable to determine who owns the road. The roadway will be widened at the entrance from The Rye Road under a Section 278 Notice. The plan obtained from RCD for the 278 works appears to show that there is a strip across the top of the road, because the plan for your access doesn't extend to the legal boundary for the 278. The plan of the area also appears to show a gap of about 8 feet between the end of the right of way and the point of access on to the public highway.</p> <p>c) Concern from residents regarding the drain alterations under Sec 104.</p>

	<p>The foul sewer drain diversion has been approved under a S185 application with Southern Water. It will be constructed to adoptable standards and will remain a public sewer with Southern Water maintaining it.</p> <p>d) Details for the PROW being seeded grass mix as per the Landscape Plan but stone chippings elsewhere, and could these works be done first?</p> <p>The PROW will be 50mm Breedon Self Binding Gravel or similar on Type1 sub-base, to engineer's specifications; Colour: Old English (Cotswold). Clarendon will discuss with TWBC to get this installed Asap.</p> <p>e) Why can the 2 No foul water pumps not be combined, how will these be maintained, how will the developer stop the effluent in the rising main going septic between cycles in use. (Condition 15)?</p> <p>The effluent will not go septic as the tanks will be in constant use. Each plot has its own individual package pump Station so as to alleviate any future arguments over maintenance responsibilities. The running and maintenance costs are therefore solely for each individual house and not shared. The rising main will pump on a regular basis with floats set at a low level to ensure effluent isn't left sitting in the tank or the rising main. The effluent discharges to a public sewer.</p> <p>f) What phone service connections are required off site i.e. Fibre connections to homes?</p> <p>Please see BT Fibre Drawing. A few questions were raised but they were questions that need to be directed to BT.</p> <p>g) Lighting scheme omitted; how will the developer comply with SBD requirements. (Condition 19)?</p> <p>A new lighting scheme has been submitted to the LA last month and is currently awaiting validation from the TWBC team. PIR lights will be used with bollard lighting to ensure as much site safety as possible. Secure by design is not a requirement on this scheme, but Clarendon are working with Carin at Kent Police to alleviate their concerns. 2 x PIR solar lights will be in place around the detention basin for health and safety.</p> <p>h) Plots 7&8 obscure glazing. Plot 7 appears to have clear glazing to rear bedroom, could Plot 7 be made a bungalow?</p> <p>Whilst Clarendon appreciate concerns, plot 7 in its current format has been approved, the obscured glazing is in the 3rd bedroom, this plot was designed to minimise overlooking, with this window having a very small oblique view into the kitchen of the bungalow. Clarendon had originally designed this as normal glazing, which was overruled in the decision notice of the Reserved Matters application.</p> <p>i) Noise & dust, partly covered in the CMP. Clarendon could limit noisy tasks to occur only during main weekend hours and not earlier than 9am. Noise and dust will be limited when constructing in timber frame compared to masonry. Equally Clarendon are not expecting excessive dust to be an issue as they do not plan to have large areas of open soil or stock piled soil during hot months. If dust starts to become an issue, then watering stock piles or vehicle movement</p>
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	<p>could be considered. If any issues do arise, please contact Clarendon.</p> <p>j) Management Co details; how will the rest of the land and the footpath be maintained in 5, 10 and 20-years' time? Is there a separate agreement with the Kent High Weald Partnership?</p> <p>The management company will be maintained by Clarendon until the last property moves in, at which point it will be transferred to the residents. The LEMP sets out how this communal land will be managed by the management company. Kent High Weald Partnership will deliver community engagement to the scheme.</p>
11.	Dates of Next Meetings
	<ul style="list-style-type: none"> • 22nd March 2022 • 26th April 2022

Meeting Closed 21.16

CATHERINE CATT
Clerk to Sandhurst Parish Council

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

Signed:.....

Dated:.....