

# COLDWALTHAM PARISH COUNCIL

## MINUTES OF THE PLANNING MEETING HELD on TUESDAY 28<sup>TH</sup> MARCH at 7.30PM SANDHAM HALL, LONDON ROAD, COLDWALTHAM

Those Present: Cllr C Dennis  
Cllr A Davies  
Cllr O Dudman

Mrs LD Sherlock-Fuidge Clerk

Cllr Dennis chaired this planning meeting as Planning Lead. No public attended the meeting.

**P 22 / 04.00** TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Hewer, Evans and Coughtrey.

**P 22 / 05.00** TO RECEIVE ANY DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS FROM MEMBERS, AND ANY CHANGES SINCE THEIR LAST DECLARATION OF INTERESTS

None received.

**P 22 / 06.00** PLANNING

**P 22 / 06.01** **SDNP/23/00848/LDP** **INGRAMS BARN, LONDON ROAD, HARDHAM**

Application For: Extension to previously approved barn conversion (Lawful Development Certificate - Proposed).

Cllr Dennis presented the plans to the meeting. It was noted that the property has received approval for an extension on the south side of the property under application. SDNP/21/02714/LDP.

Members discussed the proposed application and considered that as the extension is on the north side of the present building, so facing away from the neighbours there were no objections to this extension. However, it was noted that there are two rooflights which should be noted under planning policy SD8 policy relating to Dark Skies Reserve.

Members also noted that the plans did not show any dimensions.

**RESOLVED:** Members resolved to make no objection the extension, but to highlight the addition of roof lights under policy SDNPA Policy SD8 and the lack of dimensions on the plans.

**P 22 / 06.02** **SDNP/23/00436/FUL** **GARAGE BLOCK AT BROOKLAND WAY, COLDWALTHAM**

Application For: Demolition of 16no existing garages and the construction of 3no. 2 bed affordable houses with associated external works and landscaping.

Cllr Dennis presented the plans to the meeting.

Members discussed the proposed application and noted several concerns:

- The proposed parking bays would not provide enough parking for those who currently use the open parking facility by the garages (to be removed) and residents of the new properties. This would cause a knock-on effect in the surrounding roads, which are already full of local resident's vehicles.
- The access to the development is narrow which might prove difficult for any emergency vehicles. The documentation indicated that a trial run had been carried out and enough turning space existed, members noted that this is only possible if no vehicles are parked in the turning space.
- Although the development will have an accessible pathway to Brook Lane, Brook Lane has no pedestrian provision so this would still leave pedestrians vulnerable accessing local amenities, e.g. local school or village hall.
- The development would increase traffic along Brook Lane which already has significant hazards at its junction with the A29 London Road especially pedestrians.
- Members noted that development is to have water efficient appliances and water harvesting facilities, but members do not feel that this will achieve water neutrality as the existing garages currently have nil water use.
- Members did welcome the use of solar panels, but the heat pumps are not shown on the plans but are mentioned as being installed.

**RESOLVED:** Members resolved to object to the application as above.

**P 22 / 06.03**

**SDNP/23/00682/HOUS**

**YEW TREE COTTAGE LONDON ROAD HARDHAM**

Application For:

Removal of existing summerhouse and erection of a summerhouse/garden office building in the South Eastern corner of the garden.

Cllr Dennis presented the plans to the meeting,

Members discussed the proposed application and welcomed the new position for the summerhouse, as it would not be visible from the road or from the adjacent listed church.

**RESOLVED:** Members resolved to make no objection to this application

**P 22 / 07.00**

**OTHER ITEMS**

Cllr Davies mentioned that Hoeland House Cottage has an extension to their garage which is visible from the road but does not remember reviewing any application for this. The Clerk will contact HDC regarding this.

Meeting Closed at 8.20 pm.

**Chairman.....**

**Date.....**

Distributed to those present, also Cllrs Nelson, Hewer, Evans, Lane, Bowler and Coughtrey.