



Minutes of the Planning Committee held on **Thursday 10th September at 9.30am** in the Pavilion, Station Road Halstead TN14 7DH

Members in attendance: Cllr Halliday, Cllr Brown, Cllr Marshall

Also in attendance: Cllr Peel, Clerk and 2 Parishioners

MINUTES

1. Apologies and absences

Cllr Brooker had a prior engagement.

2. Declarations of interest

None

3. Public Participation session

Mrs Overton-Fox and Mrs Akin both spoke against the application and showed the council proof of ongoing activities that went above and beyond the storage of bins. They talked of the disruption caused by the work on the site to their lives and the destruction of their own personal property and that of the Green Belt.

4. Applications received

To resolve a response to the following applications:

a. 20/02389/LDCEX

Land North of Hunters Retreat Shoreham Lane Halstead KENT TN14 7BY

Certificate of lawfulness for existing use for storage of roll-on/ roll-off bins and skips; and the retention of a building and a portacabin.

Halstead Parish Council strongly object to this application.

We are aware that this site has a history of unauthorised use going back to a waste transfer station.

AONB & Green Belt

The site faces the AONB and is situated within the Green Belt which should be protected from such a development.

Having seen how the skips are stored further along the road at Oak Tree Farm, we believe that allowing the site to become a lawful place of storage for roll on roll off bins and skips would materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion and is therefore not appropriate in the green belt as laid out by section 145 of the NPPF.

Under Policy GB07 it is quite clear that the building to be redeveloped on a green belt site needs to have at least 75% of its original structure maintained. The portacabin on site looks to this council to be dangerous and falling down – the design and access statement from planning application 09/02413/FUL attests to this. It would need substantial rebuilding to make it suitable for re-use.

Signed by Louise Dancy

Use of Land

This council do not believe that the land has been used in the manner which the affidavits state for the length of time given. We have seen proof from residents that we believe would test the accuracy of these statements including complaints made to Sevenoaks Planning department.

We attach several screenshots from Google Street View which show what we would deem to be a very unused driveway from 2008.

The site is surrounded by 8 neighbouring properties. Neighbours have said that the site has been very quiet until the past year and activity has been escalating since the introduction of the entrance gate (which you can see from our street view photos is after May 2019) The noise and nuisance smells, dust and debris including obnoxious fires are already causing disturbance. An application to make this site lawful for storage which inevitably see an increase in the types of activity.

Residents have shown the council proof of ongoing activities that go above and beyond the storage of bins. They talk of disruption caused by the work on their lives and destruction of their personal property and that of the green belt.

We have attached a video taken on 2nd September 2020 by a resident which clearly shows waste sorting taking place.

https://drive.google.com/file/d/1IMpFj_P9LCE6uZgKtzo17hgFTTcUghPu/view

We attached photos of the site from across the last 30 years. We can see in these photos the previous use of this site and how utterly devastating it is for the Green Belt land and the residents who live nearby. We believe that approval of this application would allow for this situation to occur again.

Recently, rubble and rubbish including asbestos has been thrown from the site (flytipping) to the verge which would further prove that waste is being sorted on this land.

Highways

The entrance to the site is situated close to a busy roundabout. The increase of large lorries coming in and out of the site in such close proximity to the roundabout would be dangerous for all road users.

We already suffer with mud and debris on the road from the site next to the Station and the site at Oak Tree Farm. Adding a further storage area for these skips would only increase this mess.

The owners have fenced off a section of the verge which belongs to Kent Highways. The application suggests that they are in discussion with Kent Highways over the purchase of that section of land and yet have provided no proof of this and this fence should be removed immediately. HPC do not feel that permission for anything on this site should be granted until clarification of ownership of this section has been established.

b. 20/02356/DETAIL

Hawthorndale Knockholt Road Halstead KENT TN14 7ET

Details pursuant to condition 5 (ecological enhancement plan) of 19/03065/FUL

Halstead Parish Council have no objection to this application.