



MINUTES

Halstead Parish Council Planning Committee – 11th April 2022 at 9.30am

In attendance: Cllr Halliday, Cllr Brooker, Cllr Brown, Cllr Davenport

Present: Cllr Marshall, Clerk and 5 Parishioners

1. Apologies and absences

Receive and accept apologies for absence

2. Declarations of interest

Receive disclosures of personal and prejudicial interests from Councillors on matters to be considered at the meeting.

Cllr Davenport declared an interest in Agenda item 5a due to proximity to his own address.

3. Minutes of Previous Meeting held on 24th March 2022 were approved.

4. Public Participation Session

Member of the public spoke against 37 Clarks Lane and highlighted that there have been no orange notices displayed.

Member of the Public explained that the proposed house borders the conservation area and would be very visible to all. There is an old mixed hedgerow (documentation to early 19th Century and from 1948) which inevitably be damaged which lies along the hedgerow and loss of the 2 trees.

Member of Public has concerns about loss of light and overshadowing plus privacy.

Clarks Lane is a narrow lane; the development of this development would be problematic to deliver the materials needed and the members of the public have concerns that there would be significant disruption plus car parking.

5. Applications received to resolve a response:

a. 22/00751/FUL

Erection of new 3-bedroom dwelling.

Land Rear Of 37 Clarks Lane Halstead Sevenoaks Kent TN14 7DG

Halstead Parish Council object to this application.

This council are concerned with the impact on the surrounding neighbours. Material considerations such as loss of light, overshadowing and loss of privacy affect the 4 boundary current properties.

We also feel that this application contravenes LO7 and in that the new development is not of a 'scale and nature appropriate to the village nor responds to the distinctive characteristics of the area in which it is situated' The property dwarves the existing houses along the east side which are all

buildings that are mid-19th Century buildings and have the resulting size and scale of their time.

The development is on the border of the Conservation area. On the border closest to the development currently grows an ancient hedgerow which has been in situ since the early part of the 19th Century. There are also 2 trees that front the new property that will need removing. There is little greenery along Clarks Lane and this would be a shameful loss to the street scene. SP1 of the Core Strategy talks of protecting and enhancing the conservation area –this development goes directly against this policy.

This council also already have concerns with parking in this area of the village. This development looks to reduce the parking for the current property and places the driveway entrance for the proposed property close to a corner.

The council also have concerns with the disruption that the development would cause on a narrow street.

- b. 22/00663/HOUSE Pine Trees 5 Station Road**
Removal of conservatory and greenhouse to replace with part one-storey, part two-storey rear extension with roof lights and Juliet balcony.
Alterations to existing single storey side extension and extension of roof.
Creation of a new dormer to front elevation. Alterations to fenestration.

Halstead Parish Council have no objection to this application