



Dormansland Parish Council

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Recent planning applications considered.

2022/335

Demolition of existing conservatory. Erection of two storey side extension.

74 West Street, Dormansland, Lingfield, Surrey, RH7 6QS (Cindy Blythe)

The Parish Council has no objection to this application. Any comments from neighbours should be fully considered.

2022/356

Demolition of existing dwelling. Erection of two detached dwellings, one detached garage and creation of new vehicle access.

41 High Street, Dormansland, Lingfield, Surrey, RH7 6PU (Sangeeta Ratna)

The Parish Council objects to this application.

The Parish Council is concerned that this site has been largely cleared of vegetation prior to this application being made resulting in the loss of an established wooded area providing an area rich in wildlife within the village boundary. This has now been lost. The Parish Council requests that conditions are applied to any planning permission to require the retention of remaining trees and require an appropriate planting scheme that will go some way to reinstate the previous character of the site.

The Parish Council considers that the application fails to respect the character, setting and context of the site and fails to safeguard amenity of nearby properties contrary to Policies CSP18 and DP7. The height of the buildings, incorporation of balconies and windows at third storey level will result in overlooking of neighbouring properties. Surrounding dwellings are two storey and generally at a lower elevation so new three storey dwellings on the application site will be a dominant feature in the local area.

Highway safety and design needs to be carefully considered in accordance with Policy DP5.

The development will result in intensification of use of the unmade narrow single track access that forms part of a public footpath linking the High Street to Hollow Lane. The entrance onto the High Street is bordered by high hedges which may restrict sight lines. The safety of footpath users and potential damage to the footpath, underground services and adjacent property, particularly during any construction phase, needs to be considered.

The proposed development will completely change the character of the application site and will therefore impact upon adjacent heritage assets such as Holly Cottage and Fairfield. These impacts

need to be carefully considered bearing in mind Policy DP20.

Any comments from neighbours should be fully considered.

2021/1687

Erection of a front garden wall (retrospective planning application).

Abinger Cottage, 42 High Street, Dormansland, Lingfield, Surrey, RH7 6PY (Errol Reid)

The Parish Council objects to this application. Properties on both sides of the High Street either have open frontages, hedges or short walls topped by hedges. The wall as constructed is a harsh and incongruous feature in clear conflict with Policy DP9. Policy DP5 needs to be carefully considered in terms of highway safety for vehicles exiting adjacent properties. Any comments from neighbours should be fully considered.

2022/309

Erection of rear extensions (retrospective)

7 West Street, Dormansland, Lingfield, Surrey, RH7 6QP (Errol Reid)

The Parish Council is unable to comment as it is not clear from the plans on the portal which part of the property is the subject of this application.

2022/233

Proposed reuse of agricultural buildings for office/workshops and storage and distribution purposes.

Beeches Farm, Smithers Lane, Edenbridge, Surrey, TN8 7LA (Sangeeta Ratna)

Whilst appreciating the reasons behind the proposal Dormansland Parish Council objects to this application due to the potential for traffic generation along Hollow Lane, the single track Smithers Lane and bridleway to Beeches Farm. Even a modest increase in traffic movements as predicted by the traffic survey will have a significant impact on the highway network and bridleway. The Parish Council is aware that similar developments elsewhere in the parish have led to an incremental increase in traffic and associated damage to the highway and verges (Starborough Farm).

Any comments from neighbours should be fully considered.

2022/362

Use of land and buildings for storage and distribution (Class B8) and part Class E (Application for a Certificate of Lawful Development for an Existing Use or Development).

Carewell Farm, St Piers Lane, Lingfield, RH7 6PN (Hannah Middleton)

The Parish Council does not have any comment to make on this application.