

HILDENBOROUGH PARISH COUNCIL

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Application: TM/24/02364/PA: 16, BROOKMEAD, HILDENBOROUGH, TONBRIDGE, TN11 9DL

Hildenborough Parish Council wish to **OBJECT** to the proposed planning application.

Objection

Hildenborough Parish Council would like to urge the planning officer to object to the proposed development 24/02364 for the following reasons:

Legal

The Parish Council wish to draw the officers' attention to the Title register which states "No building shall be erected on the said property except one private dwellinghouse and appropriate offices and outbuildings to be appurtenant thereto and occupied therewith and before the erection of any building on the land or before any alteration or addition to an existing building the plans thereof shall be submitted to and approved by the Vendo." As such there is legal and material opposition to the development. (see attached Appendix 1)

Creation of a Precedent

Setting of a precedent is always a concern when deciding on a planning application. Although this is often not a material planning consideration. In this case, however, the Parish Council feel it would meet the status of a material planning consideration. The Brookmead was developed in the post-war 1950's with a consistent type of development on each plot. Each plot therefore provides a materially similar scenario.

The Parish Council refers to the decision made by the court in the case *Collis Radio V Secretary of State for The Environment* (1975). Lord Widgery CJ stated "human nature being what it is, if permission is granted for a particular form of development on site A it is very difficult to refuse similar development on site B if the circumstances are the same. It must happen constantly in practice that a local planning authority refuses planning permission in respect of site A because of the consequences which it fears might flow in respect of sites B, C and D. No court has so far said that that is not a proper consideration to be adopted by a planning authority". This ruling clearly shows that this should be a material planning consideration in this case, to protect the surrounding locality's future. Thus, refusal of the application is essential.

Biodiversity and Ecology

We note that there is a large mature oak tree on the site of the development. We would ask that if the officer is minded to approve the application a tree preservation order be put on the tree. We would

argue that removal of this tree would lead to a net biodiversity loss and should thus make the application unsustainable development.

It's also clear there has been no foresight regarding climate change and sustainable housing. There is no provision for renewable energy capture, such as solar panels. No provision for sustainable heating, for example no heat source pump. No provision for electric vehicle charging either. The Parish Council are disappointed by the lack of regard for climate change mitigation, and the current proposal is not sustainable.

Aesthetics

As mentioned previously, the Brookmead has a very regular type of development with a specific street scene. The proposed development isn't consistent with this. The section of Brookmead that the development is proposed at consists largely of bungalows, some of which have been extended to chalet bungalows with extended roof space, but with no second story. We also note that the proposed development roof ridge height is considerably higher (nearly double) than the neighboring properties.

As such we would consider the proposal to be obscenely out of character to the street scene on Brookmead and would urge refusal.

Light

Again, we draw the officer's attention to the increased roof height (close to double that of the neighboring properties). The increased height would eclipse the neighboring lower properties, particularly during the winter months. This would have severe effects on the wellbeing of Neighbours and should therefore be considered unsuitable development.

Privacy

The proposed development has a full-length window in bedroom 2 which would give a direct view of the neighbouring property therefore infringing on the Neighbours privacy.

Drainage, Flooding and Sewage

The proposed development sits on the flood plain. (see Appendix 2 Flood Risk Map). The area already has had considerable problems with flooding in the past. Any additional hard standing would only increase the risk of flooding. We also note that there has been no prospectation with regard to flood risk management and prevention on the proposed development.