

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
5th May 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
Cllr Mr A Barnett
Cllr Mr J Gaywood
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman

In attendance: Mrs Gilder (Assistant Clerk)
13 members of the public

Before the start of the meeting, Members of the Committee inspected the application sites SE/04/00859/FUL, Southdown, Manor Drive, SE/04/00862/FUL, Woodlands, Woodland Avenue and SE/04/00962/FUL, 11, Beechlands Close.

1. Apologies

Apologies had been received from Cllr Mr C Alford, Cllr Mrs Y Coutts and Cllr Mr M Harris.

2. Minutes of the previous meeting

RESOLVED:

That the minutes of the meeting of the Planning Committee held on 28th April 2004 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Barnett declared a personal interest in planning application SE/04/00862/FUL, Woodlands, Woodland Avenue and Cllr Solman declared a personal interest in planning application SE/04/00859/FUL, Southdown, Manor Drive.

Before the Committee considered the planning applications, members of the public were asked by the Chairman whether any of them wished to make representations about any of the applications to be considered by the Committee. If so he would note their request and give them an opportunity to address the Committee at the appropriate time. 4 members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/04/TEMP/0013, Milestone School, Ash Road. Erection of 1 no 2 bay mobile classroom.

RESOLVED:

That no objection be raised to application SE/04/TEMP/0013, Milestone School, Ash Road for the erection of 1 no 2 bay mobile classroom.

(b) SE/04/00618/FUL, Prospect Lodge, Gorse Way. AMENDED CONSULTATION. Proposed first floor, side and rear extensions, also internal alterations. Amended plans received on 21st April 2004 showing the deletion of garage to front and the creation of an integral garage, creation of games room at ground floor level adjacent to lounge and removal of window serving master bedroom which faced Gorse Cottage.

The Committee NOTED the amended plans and it was

RESOLVED:

That no objection be raised to the amended plans for application SE/04/00618/FUL, Prospect Lodge, Gorse Way for the deletion of garage to front and the creation of an integral garage, creation of games room at ground floor level adjacent to lounge and removal of window serving master bedroom which faced Gorse Cottage.

c) SE/04/00794/FUL, 15, Old Downs. First floor extension

RESOLVED:

That no objection be raised to application SE/04/00794/FUL, 158, Old Downs for a first floor extension.

At the Chairman's invitation, a member of the public expressed their views on the application. Two written representations had been received from members of the public.

d) SE/04/00859/FUL, Southdown, Manor Drive. Demolition of detached bungalow and erection of 3 detached houses.

RESOLVED:

That an objection be raised to application SE/04/00859/FUL, Southdown, Manor Drive for the demolition of detached bungalow and the erection of 3 detached houses on the grounds that

- 1) The proposed development would be out of character with existing properties and would result in overdevelopment of the site.

- 2) Trees located to the front of the property believed to be covered by a Tree Preservation Order would be in danger of being damaged.

- 3) The un-adopted road to the front of the property has no drainage facilities and the Council feels that any proposed development should show sufficient soakaways to prevent flooding. The Committee wished to make the District Council aware that they considered that the plans received with the application were inadequate and that they felt that there was a lack of information provided. The information that was provided appeared to be conflicting.

That a letter be sent to Sevenoaks District Council to express the Council's concerns regarding any demolition of the bungalow as it is understood that the bungalow is constructed from asbestos.

e) SE/04/00862/FUL, Woodlands, Woodland Avenue. First floor side extension and extension to garage.

RESOLVED:

That an objection be raised to application SE/04/00862/FUL, Woodlands, Woodland Avenue for a first floor side extension and extension to garage on the grounds that

- 1) The Council is concerned that the boundary fence to the south of the property, owned by the Parish Council would be damaged during the construction of the proposed extensions.

- 2) The proposed application would not comply with Local Planning Guidance which states that a double storey building should be constructed at least 1 metre from the boundary.

- 3) The land to the south of the property currently used as allotment land is owned by Sevenoaks District Council and the Parish Council feels that the District Council's development rights on the site may be affected by the proposal.

f) SE/04/00905/FUL, Woodcote, Ash Road. New railings/wall to front of site. (Revised scheme).

RESOLVED:

That no objection be raised to application SE/04/00905/FUL, Woodcote, Ash Road for new railings/wall to front of site.

g) SE/04/00906/FUL, Longacres, Manor Drive. Erection of a single storey timber framed conservatory upon a dwarf wall.

RESOLVED:

That no objection be raised to application SE/04/00906/FUL, Longacres, Manor Drive for the erection of a single storey timber framed conservatory upon a dwarf wall provided that it complies with Green Belt Policies.

h) SE/04/00962/FUL, 11, Beechlands Close. Construction of single storey side and rear side extensions and insertion of dormer window to the rear elevation to facilitate a loft conversion.

At the Chairman's invitation, a member of the public expressed their views on the application. A written representation had been received from a member of the public.

RESOLVED:

That no objection be raised to application SE/04/00962/FUL, 11 Beechlands Close for the construction of a single storey side and rear extension and the insertion of a dormer window to the rear elevation to facilitate a loft conversion.

i) SE/04/00964/FUL, Hartley Post Office, Ash Road. Demolition and replacement of the existing outbuilding barn with a similar single storey building to serve as a residential annexe.

RESOLVED:

That no objection be raised to application SE/04/00964/FUL, Hartley Post Office, Ash Road for the demolition and replacement of the existing outbuilding barn with a similar single storey building to serve as a residential annexe.

5. Planning Enforcements

The Committee RECEIVED and NOTED a letter dated 15th April 2004 from the Investigation Officer at Sevenoaks District Council confirming that the erection of a fence on land adjacent to Highfields, Manor Drive has been erected under permitted development rights and therefore does not require the benefit of planning permission.

6. Proposed Alterations to Regional Planning Guidance for the South East (RPG9) Chapter 12 – Ashford Growth.

The Committee NOTED the Proposed Alterations to Regional Planning Guidance for the South East (RPG9) Chapter 12 – Ashford Growth.

7. Date of next meeting

Monday 17th May 2004 commencing at 10.00a.m. Site inspections will commence at 9.15a.m. or earlier depending on the number of visits required.

The meeting closed at 11.27 a.m.

Signed:.....
Chairman

Date:.....

