

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
17th May 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

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

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/04/00874/FUL, Springfield, Church Road, SE/04/00996/FUL, 58, Springcroft and SE/04/01099/OUT, St. Margarets, Church Road.

1. Apologies

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

2. Election of Chairman

RESOLVED:

On the proposal of Cllr Barnett and seconded by Cllr Abraham that Cllr Ramsay be elected Chairman of the Planning Committee until the Annual Meeting in May 2005.

3. Election of Vice Chairman

RESOLVED:

On the proposal of Cllr Ramsay and seconded by Cllr Mrs Solman that Cllr Harris be elected Vice Chairman of the Planning Committee until the Annual Meeting in May 2005.

4. Review of the Terms of Reference

The Committee reviewed its Terms of Reference.

RESOLVED:

That the Terms of Reference of the Planning Committee as circulated with the agenda, be approved.

5. Minutes of the previous meeting

RESOLVED:

That the minutes of the meeting of the Planning Committee held on 5th May 2004 be approved and signed as a correct record.

6. Declarations of Interest

There were no declarations of interest.

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. Mrs Grindall, Mrs Roberts and Mrs Sharp expressed a wish to make a representation and this was noted by the Chairman.

7. Planning applications

(a) SE/04/00718/FUL, Hideaway, Manor Drive. AMENDED CONSULTATION. Detached garage. Amended by letter received 16.04.04 and revised plans received 27.04.04. Revised plans showing the distance of the garage from the boundary being 13500.

At the Chairman's invitation, members of the public were invited to express their views on the application.

Mrs Grindall and Mrs Sharp spoke in support of the application.

RESOLVED:

That the Council stands by its previous comments inasmuch as it objects to application SE/04/00718/FUL, Hideaway, Manor Drive for a detached garage on the grounds that the proposed structure would go beyond the building line, be obtrusive to the street scene and be detrimental to the amenities of adjoining properties.

(b) SE/04/00874/FUL, Springfield, Church Road. Demolition of existing dwelling and erection of two four bedroom chalet style bungalows with single internal garages.

At the Chairman's invitation, Members of the public were invited to express their views on the application.

Mrs Roberts spoke against the application.

Two written representations had been received from members of the public.

RESOLVED:

That an objection be raised to application SE/04/00874/FUL, Springfield, Church Road for the demolition of the existing dwelling and the erection of two four bedroom chalet style bungalows with single internal garages on the grounds that 1) The proposed development would not be in keeping with the current street scene. 2) The Committee considers the proposed ridge height to be too high and feels that it should be substantially reduced so as to be consistent with the properties on either side. 3) The proposed development appears to be too close to the boundary and the Committee feels that this would give the appearance of terracing 4) The Committee has concerns over the closeness of the proposed dwellings and the dividing wall to the adjacent bungalows and 5) the proposed development would cause loss of light and privacy to adjoining properties.

c) SE/04/00937/FUL, Manor Farm House, Manor Road, Longfield Hill. Demolition of sun room, lobby and shower room. Erection of replacement sun room and two storey side extensions. (Re-application of SE/03/02276/FUL).

RESOLVED:

That no objection be raised to application SE/04/00937/FUL, Manor Farm House, Manor Road, Longfield Hill for the demolition of sun room, lobby and shower room and the erection of replacement sun room and two storey side extensions provided that it complies with Green Belt Policies and the requirements of the Listed Building Officer.

d) SE/04/00938/LBCDEM, Manor Farm House, Manor Road, Longfield Hill. Demolition of sun room, lobby and shower room. Erection of replacement sun room and two storey side extensions. (Re-application of SE/03/02277/LBCDEM).

RESOLVED:

That no objection be raised to application SE/04/00938/LBCDEM, Manor Farm House, Manor Road, Longfield Hill for the demolition of sun room, lobby and shower room and the erection of replacement sun room and two storey side extensions provided that it complies with Green Belt Policies and the requirements of the Listed Building Officer.

e) SE/04/00996/FUL, 58, Springcroft. Single storey side/front extension to provide a porch, a modified garage and a utility room.

RESOLVED:

That no objection be raised to application SE/04/00996/FUL, 58, Springcroft for a single storey side/front extension to provide a porch, a modified garage and a utility room provided that Sevenoaks District Council are satisfied that it doesn't contravene the building line.

At the Chairman's invitation, members of the public were invited to express their views on the application.

Mrs Roberts spoke against the application.

f) SE/04/01099/OUT, St. Margarets, Church Road. Single detached house. (Re-submission of previous outline application.

RESOLVED:

That an objection be raised to application SE/04/01099/OUT, St. Margarets, Church Road for a single detached house on the following grounds: 1) The erection of an additional house on the site would create an overall effect of back land development. 2) The Council is of the opinion that Condition 4 in the Grant of Planning Permission for application SE/03/01672/FUL stating that "no building, enclosure or swimming pool, other than those shown on the approved plans, shall be erected within the curtilage of the dwelling hereby approved" should be adhered to. 3) The proposed development would result in overdevelopment of the site and be out of character with properties in that part of Hartley.

8. Tree Preservation Order

The Committee considered a formal notice from Sevenoaks District Council with regard to a Tree Preservation Order at Southdown, Manor Drive. The Order took effect on a provisional basis on 7th May 2004 and will continue in force on this basis for a further 6 months or until the Order is confirmed by Sevenoaks District Council, whichever occurs first.

RESOLVED:

That no objection be raised to a Tree Preservation Order at Southdown, Manor Drive and that a letter of support be sent to Sevenoaks District Council recommending that a permanent Tree Preservation Order be put in place.

9. Planning Decisions

The following planning decisions were received and noted.

Application	Site	Description	Decision	HPC comment
SE/04/00456/FUL	22, Northfield	Two storey side extension	Granted	No objection
SE/04/00489/FUL	Carill, Church Road	Revisions to previous approved plans for stables.	Granted	HPC objects on the grounds that the proposed development would be too intrusive for the Green Belt.
SE/04/00566/OUT	Kilndown, Gorsewood Road	Demolition of existing bungalow and construction of two chalet Bungalows with integral garages.	Granted	No objection.

SE/04/00696/FUL	Hillbrow, Ash Road	Extensions to the north and south ends of the existing bungalow. Demolition of attached garage, sunroom & utility room.	Granted	HPC has no objection subject to compliance with Green Belt Policies.
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10. Date of next meeting

Wednesday 9th June 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 10.45a.m.

Signed:.....
Chairman

Date:.....

