

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
9th JUNE 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
Cllr Mr A Barnett
Cllr Mrs Y Coutts
Cllr Mr J Gaywood
Cllr Mr M Harris
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/04/01065/FUL, Clairvaux, Gorsewood Road, SE/04/01275/FUL, Orchard-Lea, Church Road, SE/04/01343/FUL, Land east of 23 Pitfield and SE/04/01342/FUL, Selworthy, Church Road.

1. Apologies

Apologies had been received from Cllr Mr C Alford.

2. Minutes of the previous meeting

RESOLVED:

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

3. Declarations of Interest

Cllr Harris declared a personal interest in planning application SE/04/01275/FUL, Orchard-Lea, Church Road as his house overlooks the property.

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. Several members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/04/00859/FUL, Southdown, Manor Drive. AMENDED CONSULTATION. Demolition of detached bungalow and erection of 3 detached houses. Revised and additional plans showing a block plan, alteration to access to access the site, relocation of dwellings to a least 1m from all boundaries, fall of land to garages and street elevation drawing.

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

Mr Chalk spoke against the application.

1 written representation had been received from a member of the public.

The Committee considered the revised and additional plans.

RESOLVED: That the Council stands by its previous comments inasmuch as it objects to application SE/04/00859/FUL, Southdown, Manor Drive for the demolition of detached bungalow and erection of 3 detached houses on the following grounds:

- 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 Planning Committee would like to make the District Council aware that they consider the revised and additional plans received still to be inadequate with insufficient information provided.

(b) SE/04/01000/FUL, Gorsewood Farm, Gorsewood Road. Erection of agricultural storage building and workshop to store equipment and machinery relating to holdings, grassland and woodland.

RESOLVED: That an objection be raised to application SE/04/01000/FUL, Gorsewood Farm, Gorsewood Road for the erection of agricultural storage building and workshop to store equipment and machinery relating to holdings, grassland and woodland on the grounds that it would be detrimental to the visual amenities of the Green Belt and the Committee feels that the proposed building would be too large and constructed from unsympathetic materials.

(c) SE/04/01065/FUL, Clairvaux, Gorsewood Road. Erection of single storey rear extension.

RESOLVED: That No objection be raised to application SE/04/01065/FUL, Clairvaux, Gorsewood Road for the erection of a single storey rear extension.

(d) SE/04/01275/FUL, Orchard-Lea, Church Road. Demolition of existing dwelling and erection of two detached dwellings with two single garages.

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

Mrs Harris, Mr Hollis, Mrs O'Connor and Mrs Brooks spoke against the application.
1 written representation had been received from a member of the public.

RESOLVED: That the Committee upholds neighbour's objections and an objection be raised to application SE/04/01275/FUL, Orchard-Lea, Church road for the demolition of existing dwelling and erection of two detached dwellings with two single garages on the following grounds:

- 1) The proposed application would result in overdevelopment of the site and would be inappropriate to the location, adjacent to the Green Belt.
- 2) Existing houses adjacent to the site appear to have been restricted in height to 7 metres.
- 3) The building line appears to be too close to the highway and the new access onto the highway appears to be dangerous being on the brow of a hill.
- 4) The proposed development would result in the loss of many trees.
- 5) The development would result in loss of privacy to neighbouring properties.
- 6) There appears to be no main drainage to the site and as a result the Committee feels that the site should not be developed until this issue has been resolved.
- 7) The Committee feels that the proposed development is unsympathetic in design to the wooded environment.

(e) SE/04/01282/FUL, Long Acre, Church Road. Retention of shed.

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

Mrs Roberts spoke against the application.

RESOLVED: That
an objection be raised to application SE/04/01282/FUL, Long Acre for the retention of shed on the grounds that it contravenes Condition 10 of previously allowed development which states 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, despite the provisions of any Development Order'.

(f) SE/04/01343/FUL, Land east of 23 Pitfield. Construction of 4 No. 2 storey houses with associated parking.

RESOLVED: That
no objection be raised to application SE/04/01343/FUL, Land east of 23 Pitfield for the construction of 4 No. 2 storey houses with associated parking subject to a condition being imposed that the proposed alleyway at the rear of the site is accessed by a lockable gate for residents use only.

(g) SE/04/01342/FUL, Selworthy, Church Road. Re-pitched roof incorporating rooms in new roof space and a ground floor conservatory.

RESOLVED: That
no objection be raised to application SE/04/01343/FUL, Selworthy, Church Road for a re-pitched roof incorporating rooms in new roof space and a ground floor conservatory.

(h) SE/04/01350/FUL, The Gaskins, Gorse Way. Two storey extension.

RESOLVED: That
no objection be raised to application SE/04/01350/FUL, The Gaskins, Gorse Way for a two storey extension.

5. Pre-application consultation from King Sturge on behalf of Hutchison 3G UK (H3G) for a new mobile radio base station as detailed below:

Flagpole on rooftop with ground based equipment cabinet and ancillary development thereto at cherry Trees shopping centre.

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

Mrs Harris spoke against the application.

Mrs Roberts spoke in favour of the application.

The Committee noted that the Parish Office had received copies of 15 letters of objection sent to King Sturge by members of the public.

RESOLVED: That
the Committee note the concern of residents but reserve their comments until a full planning application is submitted.

6. Planning Decisions

The following planning decisions were received and noted.

Application	Site	Description	Decision	HPC comment
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 extension. (Re-application of SE/03/02276/FUL.	Granted	No objection provided that it complies with Green Belt Policies and the requirements of the Listed Building Officer.
SE/04/00938/LBC DEM	Manor Farm House, Manor Road, Longfield Hill.	Demolition of sun room, lobby and shower room. Erection of replacement sun room and two storey side extension. (Re-application of SE/03/02277/LBCDEM.	Granted	No objection provided that it complies with Green Belt Policies and the requirements of the Listed Building Officer.
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.	Granted	No objection

7. Date of next meeting

Wednesday 23rd 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 11.40 a.m.

Signed:.....
Chairman

Date:.....

