

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
23rd JUNE 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)

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/04/01333/FUL, Corams, Gorsewood Road and TPO No 12.71, Oaklea, Gorse Way.

**1. Apologies**

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

**2. Minutes of the previous meeting**

RESOLVED:

That the minutes of the meeting of the Planning Committee held on 9th June 2004 be approved and signed as a correct record.

**3. 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. No members of the public expressed an interest in making any representations to the Committee.

**4. Planning applications**

**(a) SE/04/01190/FUL, 14, Banckside. Extension to the front part of the existing dormer window.**

RESOLVED: That,

no objection be raised to application SE/04/01190/FUL, 14, Banckside for an extension to the front part of the existing dormer window.

**(b) SE/04/01333/FUL, Corams, Gorsewood Road. Demolition of existing dwelling and construction of replacement.**

RESOLVED: That,

no objection be raised to application SE/04/01333/FUL, Corams, Gorsewood Road for the demolition of existing dwelling and construction of replacement.

**(c) SE/04/01410/FUL, 11, Beechlands Close. Erection of single storey rear extension and loft conversion and porch.**

RESOLVED: That,

no objection be raised to application SE/04/01410/FUL, 11, Beechlands Close for the erection of a single storey rear extension and loft conversion and porch.

**(d) SE/04/01439/FUL, Maytime, Woodland Avenue. Single storey rear extension.**

RESOLVED: That,

no objection be raised to application SE/04/01439/FUL, Maytime, Woodland Avenue for a single storey rear extension.

**(e) TPO No 12.71, Oaklea, Gorse Way. Application for consent to cut down, prune, reduce or uproot trees covered by a Tree Preservation Order.**

RESOLVED: That,  
no objection be raised to TPO No 12.71, Oaklea, Gorse Way, application for consent to cut down, prune, reduce or uproot trees covered by a Tree Preservation Order but the Committee would recommend that the owners of the neighbouring property be consulted before any work commences and that expert advice be obtained re the Oak Tree at the end of the garden.

**5. Application for Transfer of Justices' Licence and Section 34 Permit for the Black Lion, Ash Road.**

RESOLVED: That,  
no objection be made to the application.

**6. Appeals**

Appeal Ref: APP/G2245/A/04/1143841

Application no: SE/03/02877/CONVAR

Site: Haley Bank, Church Road

Removal of Condition 5 and variation of Condition 8 of planning permission SE/00/2522.

The Committee NOTED that the Hearing into the above appeal will be held on the 23rd November 2004 at the Council Offices, Argyle Road, Sevenoaks commencing at 10.00a.m.

RECOMMENDED:  
That one or more Members of Hartley Parish Council should attend the Hearing to make representations as necessary.

**7. Deposit Kent and Medway Structure Plan 2003: Consultation on the 'Proposed Pre-examination in Public Changes' June 2004.**

The Committee NOTED the deposit Kent and Medway Structure Plan 2003: Consultation on the 'Proposed Pre-examination in Public Changes' June 2004.

**8. Deposit Kent and Medway Structure Plan 2003**

(a) The Committee NOTED the forthcoming Examination in Public into the Kent and Medway Structure Plan.

(b) The Committee considered the Consultation on the draft list of matters for discussion and participants for the EIP.

RECOMMENDED: That,  
Hartley Parish Council request that Hartley and Ash-cum-Ridley Parish Councils be included in the list of participants in Matter 5: Distribution of Housing Provision by Sub Area and District and Matter 10: Development of Airports and Aviation in Kent.

9. The Committee RECEIVED and NOTED a letter from the Government Office for the South East, dated 7th June 2004, acknowledging receipt of Hartley Parish Council's comments on the draft Regional Transport Strategy document.

**10. Planning Decisions**

The following planning decisions were received and noted.

| Application     | Site                      | Description  | Decision | HPC comment  |
|-----------------|---------------------------|--|----------|--|
| SE/04/00384/FUL | Burnt Ash, Gorsewood Road | Demolition of existing detached bungalow and detached garage and erection of two chalet bungalows and attached garages.<br>Additional plans received on 15.03.04 | Granted  | HPC objects on the grounds that 1) the proposed application would result in overdevelopment of the site and there would be too much encroachment on neighbouring |

|                 |                            |   |         |   |
|-----------------|----------------------------|---|---------|---|
|                 |                            |   |         | <p>properties.<br/>2) The development would be detrimental to the amenities of both neighbouring properties resulting in loss of light and privacy.<br/>3) The proposed development would result in the loss of and damage to a number of trees.<br/>4) It would not be in keeping with neighbouring properties and 5) there would be a lack of parking facilities.</p>   |
| SE/04/01099/OUT | St. Margarets, Church Road | Single detached house.<br>(Resubmission of previous outline application.) | Refused | <p>HPC objects on the grounds that 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.<br/>3) The proposed development would result in overdevelopment of the site and be out of character with properties in that part of Hartley.</p> |

**11. Planning Enforcements**

The Committee NOTED the following planning enforcement:

The Anchorage, Ash Road – Condition 2 relating to a new vehicular access and a wooden poolhouse.

The above Condition specifies that before vehicular access is used, details for stopping up of the existing vehicular access shall be agreed in writing by Sevenoaks District Council.

The District Council has requested that the required details are submitted as soon as possible in order that Condition 2 can be discharged.

**12. Date of next meeting**

Wednesday 7th July 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 10.30a.m.

Signed:.....  
Chairman

Date:.....