

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
7th July 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
Cllr Mr C Alford
Cllr Mr J Gaywood
Cllr Mr M Harris
Cllr Mr B Ramsay (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/04/01521/FUL, All Saints Church, Church Road and TPO No 3.74, 43, Downs Valley.

1. Apologies

Apologies had been received from Cllr Mr A Barnett, Cllr Mrs Y Coutts and Cllr Mrs M Solman.

2. Minutes of the previous meeting

RESOLVED:

That the minutes of the meeting of the Planning Committee held on 23rd June 2004 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Gaywood declared a personal interest in agenda item 7, Planning Enforcements on land at Woodside, Ash Road as he knows the owner of the house.

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/04/00460/FUL, Manor Farm Buildings, Manor Road, Longfield Hill. AMENDED CONSULTATION: Change of use of redundant agricultural buildings to storage and light industrial use. Additional information received.

The Committee considered the additional information.

RESOLVED: That,

the Council stands by its previous comments inasmuch as it objects to application SE/04/00460/FUL, Manor Farm Buildings, Manor Road, Longfield Hill for change of use of redundant agricultural buildings to storage and light industrial use on the grounds that the existing roads are unsuitable for large commercial vehicles to access the site and that the noise from rally cars being repaired at the site will be detrimental to the amenities of the surrounding area including a children's playground area and cricket ground. The Committee also feels that it would be inappropriate use of the Green Belt.

(b) SE/04/01275/FUL, Orchard-Lea, Church Road. AMENDED CONSULTATION: Demolition of existing dwelling and erection of two detached dwellings with two single garages. Additional plans received 15.06.04. Additional drawings showing land levels.

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

Mrs Roberts spoke against the application.

The Committee considered the additional plans.

RESOLVED: That,
the Council stands by its previous comments inasmuch as it objects 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.

(c) SE/04/01448/FUL, Valley Wood, Castle Hill. Relocation of garage approved under SE/99/02612.

RESOLVED: That,
no objection be raised to application SE/04/01448/FUL, Valley Wood, Castle Hill for the relocation of garage approved under SE/99/02612.

(d) SE/04/01521/FUL, All Saints Church, Church Road. West end extension comprising of meeting room, disabled w.c, beverage preparation and store.

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

Reverend Worssam and Mr Field spoke in favour of the application

RESOLVED: That,
no objection be raised to application SE/04/01521/FUL, All Saints Church, Church Road for a west end extension comprising of meeting room, disabled w.c, beverage preparation and store provided that it complies with the requirements of the Listed Building Officer.

(e) SE/04/01541/RENEW, Glebe Cottage, Ash Road. Erection of a single storey extension to annexe (renewal of SE/99/1604 dated 01/11/99).

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

Mrs Sharp spoke in favour of the application.

RESOLVED: That,
no objection be raised to SE/04/01541/RENEW, Glebe Cottage, Ash Road for the erection of a single storey extension to annexe (renewal of SE/99/1604 dated 01/11/99 provided that it complies with Green Belt regulations.

(f) SE/04/01607/FUL, Telecomms equipment, Gay Dawn Farm, Old Downs. Installation of 20m lattice mast with 6 no. antennae and 4 no. transmission dishes with equipment compound.

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

Mr Lappin and Mrs Cartwright spoke against the application.

RESOLVED: That,
an objection be raised to application SE/04/01607/FUL, Telecomms equipment, Gay Dawn Farm, Old Downs for the installation of a 20m lattice mast with 6 no. antennae and 4 no. transmission dishes with equipment compound on the following grounds:

- 1) The proposed development would be sited within the Metropolitan Green Belt and would conflict with its main purpose which is to safeguard against encroachment. In particular it would conflict with Policy GB2 which contains a presumption against inappropriate development. The proposed development would not meet the criteria in GB4 as it would be a conspicuous feature and be harmful to visual amenities in that the mast would be in contrast to the surrounding deciduous trees.
- 2) The height of the proposed mast on the top of the escarpment overlooking Fawkham Valley and Hartley will be visually obtrusive and detrimental to the visual amenities of the area.
- 3) The site immediately adjoins an area designated for Local Landscape Importance (Policy EN8) and the proposed development would create an intrusive and undesirable feature harmful to the local character of the area. Furthermore, no evidence has been submitted to satisfy Policy EN29 concerning less obtrusive and more suitable sites, mast sharing or loss of mature trees.
- 4) By virtue of its location and size the proposed development would be detrimental to the amenities of the occupiers of nearby residential properties, an old persons home, a school and a nursery.
- 5) The proposed development would result in the destruction of part of a valuable and well used area of woodland, partially covered by a TPO, to the detriment of the many people who use and enjoy the wood and would also result in disturbance to wildlife. The application indicated that there will be no removal or destruction of existing trees, we believe that this is most unlikely.
- 6) No evidence of need has been submitted which would justify a departure from the overriding need to preserve the Green Belt against encroachment.
- 7) The Council and residents are concerned about the potential health risks from the siting of base stations in the vicinity of residential premises and schools. There is also the question of the anxiety and stress caused to local residents and the possible health effects ensuing should this application be allowed to proceed.
- 8) The Council and residents are concerned that by clearing the access route, the site could become a target for unauthorised encampments.
- 9) The Local Plan requires telecommunication companies wishing to erect masts and other structures, to demonstrate that there are no other less obtrusive and more suitable sites available for the required development and that the company has investigated the possibility of mast sharing. The Parish Council has not seen any evidence to support that such searches or investigations have been carried out.

(g) TPO No. 3.74, 43, Downs Valley. 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 No3.74, 43, Downs Valley for consent to cut down, prune, reduce or uproot trees covered by a tree preservation order.

5. Appeals

Appeal Ref: APP/G2245/A/04/1151837

Application no: SE/04/00322/FUL

Site: Amberley, Ash Road

The Committee noted that an appeal had been lodged against the refusal of planning permission for a revised application for the demolition of the existing dwelling and the erection of four semi-detached dwelling houses.

The Committee noted that the starting date for this appeal was 14th June 2004 and that the Planning Inspectorate has decided that the appeal will be dealt with at a Hearing including a site inspection. A date for the hearing will be arranged shortly.

6. Planning Decisions

The following planning decisions were received and noted.

Application	Site	Description	Decision	HPC comment
SE/04/00794/FUL	15, Old Downs	First floor front Extension.	Granted	No objection
SE/04/00996/FUL	58, Springcroft	Single storey side/front extension to provide a porch, a modified garage and a utility room.	Granted	No objection provided that the Planning Officer is satisfied that it doesn't contravene the building line.
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.	Refused	Hartley Parish Council objects on the grounds that it would be detrimental to the visual amenities of the Green Belt and the Council feels that the proposed building would be too large and constructed from unsympathetic materials.
SE/04/01065/FUL	Clairvaux, Gorsewood Road	Erection of single storey rear extension.	Granted	No objection
SE/04/01342/FUL	Selworthy, Church Road	Re-pitched roof incorporating rooms in new roof space and a ground floor conservatory.	Granted	No objection

7. Planning Enforcements

The Committee NOTED the following planning enforcement:

Land at Woodside, Ash Road – use of land, new building and dog kennel/run.

8. Date of next meeting

Wednesday 28th 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 11.09a.m.

Signed:.....
Chairman

Date:.....