

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
11th August 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford
Cllr Mr A Barnett
Cllr Mrs Y Coutts
Cllr Mr J Gaywood
Cllr Mr B Ramsay (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/04/01896/FUL, 32, Chantry Avenue, SE/04/01889/FUL, 3, Fairby Grange Cottages, Ash Road and SE/04/01912/LDCEX and SE/04/01915/FUL, Carill, Church Road.

1. Apologies

Apologies had been received from 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 28th July 2004 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Mrs Coutts declared a personal interest in planning application SE/04/01448/FUL, Valley Wood, Castle Hill, as the owner is an acquaintance.

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. Mr Field and Mrs Sharp 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. As amended by plans received 24/05/04. Plans showing a revised alteration to the access.

RESOLVED: That,

No objection be raised to application SE/04/00859/FUL, Southdown, Manor Drive for the revised alteration to the access subject to a condition being imposed that any trees removed from the front of the property must be replaced adjacent to the existing trees.

The Committee reaffirms its previous objection to the demolition of detached bungalow and 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 unadopted 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.

(b) SE/04/01448/FUL, Valley Wood, Castle Hill. AMENDED CONSULTATION - INFORMATION ONLY: Relocation of garage approved under SE/99/02612, revised plans received on 27th July 2004.

The Committee NOTED the revised plans showing the garage in relation to the land levels.

(c) SE/04/01521/FUL, All Saints Church, Church Road. AMENDED CONSULTATION – INFORMATION ONLY: West end extension comprising of meeting room, disabled wc, beverage preparation and storage. Additional information regarding use of and why extension is required and traffic.

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

Mr Field spoke in favour of the application

The Committee NOTED the additional information regarding use of and why extension is required and traffic.

(d) SE/04/01853/FUL, Highfields, Manor Drive. Demolition of existing two storey dwelling house and associated out buildings and the construction of a new two storey dwelling house and associated garage block.

RESOLVED: That,
No objection be raised to application SE/04/01853/FUL, Highfields, Manor Drive for the demolition of existing two storey dwelling house and associated out buildings and the construction of a new two storey dwelling house and associated garage block subject to compliance with Green Belt Regulations.

(e) SE/04/01860/FUL, Burnt Ash, Gorsewood Road. Demolition of existing detached bungalow and detached garage and erection of two chalet houses and attached garages.

RESOLVED: That,
No objection be raised to application SE/04/01860/FUL, Burnt Ash, Gorsewood Road for the demolition of existing detached bungalow and detached garage and erection of two chalet houses and attached garages.

(f) SE/04/01896/FUL, 32, Chantry Avenue. Front and rear extensions. One/two storeys.

RESOLVED: That,
No objection be raised to application SE/04/01896/FUL, 32, Chantry Avenue for front and rear extensions. One/two storeys.

(g) SE/04/01889/FUL, 3, Fairby Grange Cottages, Ash Road. Side two storey extension.

RESOLVED: That,
No objection be raised to application SE/04/01889/FUL, 3, Fairby Grange Cottages, Ash Road for a side two storey extension.

(h) SE/04/01912/LDCEX, Carill, Church Road. Erection of detached dwelling in accordance with planning permission SE/01/2248.

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

Mrs Sharp spoke against the application.

RESOLVED: That,
An objection be raised to application SE/04/01912/LDCEX, Carill, Church Road for the erection of detached dwelling in accordance with planning permission SE/01/2248 on the grounds that the dwelling has not been erected in accordance with the original planning consent.

(i) SE/04/01915/FUL, Carill, Church Road. Revisions to permitted replacement dwelling and garage previously permitted under SE/01/02248.

RESOLVED: That,
An objection be raised to application SE/04/01915/FUL, Carill, Church Road, revisions to permitted replacement dwelling and garage previously permitted under SE/01/02248 as the Committee feels that the development should have been constructed in accordance with the approved plans.

(j) SE/04/01924/FUL, Land west of Greenways, Manor Drive. Increase in width of existing vehicular access.

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

Mrs Brooks spoke against the application.

RESOLVED: That,
An objection be raised to application SE/04/01924/FUL, Land west of Greenways, Manor Drive for an increase in width of the existing vehicular access on the grounds that the Committee is concerned about the loss of further trees and is very concerned that some trees have already been removed and seek assurance from the Tree Officer at Sevenoaks District Council that if any trees covered by a Tree preservation Order have already been removed, that they will be replaced. The Committee feel that Condition 8 of the original grant of planning consent should be upheld to safeguard the trees on the site.
The Committee ask that the Tree Officer investigates the matter of the loss of trees and informs the Parish Council of their findings.

5. Planning Decisions

The following planning decisions were received and noted.

Application	Site	Description	Decision	HPC comment
SE/04/00862/FUL	Woodlands, Woodland Avenue	First floor side extension and extension to garage.	Granted	Hartley Parish Council objects on The following grounds: 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 SDC and the Parish Council feels that the District Council's development rights on the site may be affected by the proposal.
SE/04/01439/FUL	Maytime, Woodland Avenue	Single storey rear extension.	Granted	No objection

6. Planning Enforcements

The Committee NOTED a letter from the Planning Enforcement Officer to the owner of Thelcot, Castle Hill following representations made to the District Council that a hardstanding has been created in the front garden of Thelcot and an access created onto Caste Hill which might require the benefit of planning permission. The Planning Enforcement Officer has requested that the owner of Thelcot contact him in order that he may investigate the matter further.

7. Kent and Medway Structure Plan: Examination in Public September 2004.

The Committee NOTED Working Paper 7, Core Document on Housing Development Information.

10. Date of next meeting

Wednesday 1st September 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 11.10a.m.

Signed:.....
Chairman

Date:.....