

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
1st September 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr A Barnett  
Cllr Mrs Y Coutts  
Cllr Mr M Harris  
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 site SE/04/02057/FUL, Lyndon, Stack Lane and SE/04/01912/LDCEX and SE/04/01915/FUL, Carill, Church Road.

**1. Apologies**

Apologies had been received from Cllr Mr L Abraham, Cllr Mr C Alford, Cllr Mr J Gaywood and Cllr Mrs M Solman.

**2. Minutes of the previous meeting**

**RESOLVED:**

That the minutes of the meeting of the Planning Committee held on 11th August 2004 be approved and signed as a correct record.

**3. Declarations of Interest**

Cllr Mr Barnett declared a personal and prejudicial interest in planning application SE/04/01989, Lyndhurst as he has an allotment on land adjacent to the property and withdrew from the meeting during discussion and voting on the matter. Cllr Mr Harris declared a personal interest in planning application SE/04/01275/FUL, Orchard-Lea 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. No members of the public expressed a wish to make any representations to the Committee.

**4. Planning applications**

**(a) 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. Revised plans received 18.08.04. Revised drawings showing alterations to the parking for house B.**

**RESOLVED:** That,

the Committee welcomed the revised entrance but 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.

**(b) SE/04/01313/FUL, Dulce Domum, Gorsewood Road. Stable and tack room.**

RESOLVED: That,  
Although the Committee had raised no objection to a previous application for a summer house, this had been the subject of an appeal and had been subsequently refused. The Committee objects to application SE/04/01313/FUL, Dulce Domum, Gorsewood Road on the grounds that it is concerned that the proposed stable appears to be too small to accommodate horses. The Committee is also concerned that the proposed stable and tack room does not comply with Green Belt requirements. The Committee notes that although an appeal against an enforcement notice requesting the removal of the existing timber structure was refused, no further action appears to have been taken and the Committee feels that as a result the proposed development should not be permitted in place of this building.

**(c) SE/04/01333/FUL, Corams, Gorsewood Road. AMENDED CONSULTATION: Demolition of existing dwelling and construction of replacement. Revised plans received on 02.08.04. Revised plans showing alterations to the access involving removing one tree only.**

RESOLVED: That,  
no objection be raised to application SE/04/01333/FUL, Corams, Gorsewood Road for the revised plans showing alterations to the access involving removing one tree only.

**(d) SE/04/01521/FUL, All Saints Church, Church Road. AMENDED CONSULTATION: 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. Revised drawings received on 11th August 2004. Revised drawings showing amended western door arrangement.**

RESOLVED: That,  
no objection be raised to application SE/04/01521/FUL, All Saints Church, Church Road for the revised drawings showing amended western door arrangement.

**(e) SE/04/01912/LDCEX, Carill, Church Road. AMENDED CONSULTATION: Erection of detached dwelling in accordance with planning permission SE/01/2248. Amended plans showing the corrected finished land level surrounding the new dwelling.**

RESOLVED: That,  
an objection be raised to application SE/04/01912/LDCEX, Carill, Church Road. Amended plans showing the corrected finished level surrounding the new dwelling as the Committee is concerned is that the finished land level is at least 1 metre above the finished damp proof course level which is against building regulations. This therefore cannot be the finished land level.  
The Council stands by its previous comments inasmuch as it objects 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.

**(f) SE/04/01915/FUL, Carill, Church Road. AMENDED CONSULTATION: Revisions to permitted replacement dwelling and garage previously permitted under SE/01/02248. Amended plans received 10.08.04. Showing the corrected finished land level surrounding the new dwelling.**

RESOLVED: That,  
an objection be raised to application SE/04/01915/FUL, Carill, Church Road. Amended plans showing the corrected finished level surrounding the new dwelling as the Committee is concerned is that the finished land level is at least 1 metre above the finished damp proof course level which is against building regulations. This therefore cannot be the finished land level.  
The Council stands by its previous comments inasmuch as it objects to application SE/04/0915/FUL, Carill, Church Road, revisions to permitted replacement dwelling and garage previously permitted under SE/01/02248 on the grounds that it feels that the development should have been constructed in accordance with the approved plans.

**(g) SE/04/01989/FUL, Lyndhurst, Larks Field. Conservatory to rear of property.**

RESOLVED: That,  
no objection be raised to application SE/04/01989/FUL, Lyndhurst, Larks Field for a conservatory to the rear of the property.

**(h) SE/04/02057/FUL, Lyndon, Stack Lane. Single storey front, side and rear extension.**

RESOLVED: That,  
an objection be raised to application SE/04/02057/FUL, Lyndon, Stack Lane for a single storey front, side and rear extension on the grounds that Stack Lane is a very narrow lane with no parking permitted and the area to the front of the property will not, in the Committees view be adequate for parking. The application appears to contravene VP1 and VP7 of the Sevenoaks Plan.

**5. Planning Decisions**

The following planning decisions were RECEIVED and NOTED.

| Application           | Site                                                      | Description                                                                                                | Decision | HPC comment                                                   |
|-----------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------|
| SE/04/01333/FUL       | Corams,<br>Gorsewood<br>Road                              | Demolition of existing dwelling and construction of replacement. Revised plans received on 02/08/04.       | Granted  | No objection                                                  |
| SE/04/01448/FUL       | Valley Wood,<br>Castle Hill                               | Relocation of garage approved under SE/99/02612, revised plans received on 27th July 2004.                 | Granted  | No objection                                                  |
| SE/04/01541/REN<br>EW | Glebe<br>Cottage,<br>Ash Road                             | Erection of a single storey extension to annexe (renewal of SE/99/1604 dated 01/11/99).                    | Granted  | No objection provided it complies with Green Belt Regulations |
| SE/04/01569/FUL       | Sheldon,<br>Larks Field                                   | Provision of front and rear dormers to provide 2 bedrooms & en suite bathroom.                             | Granted  | No objection                                                  |
| SE/04/01607/FUL       | Telecomms<br>Equipment,<br>Gay Dawn<br>Farm, Old<br>Downs | Installation of 20m lattice mast with 6no. antennae and 4 no. transmission dishes with equipment compound. | Refused  | Object                                                        |
| SE/04/01614/FUL       | Glebe<br>Cottage,<br>Ash Road                             | Erection of a two storey extension.                                                                        | Granted  | No objection provided it complies with Green Belt Regulations |
| SE/04/01634/FUL       | Hartley<br>Library,<br>Ash Road                           | Alteration to form new Parish Council Office.                                                              | Granted  | Not consulted                                                 |
|                       |                                                           |                                                                                                            |          |                                                               |

|                 |                               |                 |         |              |
|-----------------|-------------------------------|-----------------|---------|--------------|
| SE/04/01708/FUL | Ferndale,<br>Quakers<br>Close | Loft conversion | Granted | No objection |
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## 6. Planning Appeals

a) Appeal Ref: APP/G2245/A/04/1157996

Application no: SE/04/00644/FUL

Site: Glebe Cottage, Ash Road

The Committee NOTED that an appeal has been lodged against the refusal of planning permission for the erection of a part single and part two storey extension.

The Committee NOTED that the starting date for this appeal was 6th August 2004 and that the Planning Inspectorate has decided that the appeal will be dealt with at a Hearing including a site inspection.

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

Application no: SE/04/00322/FUL

Site: Amberley, Ash Road

The Committee NOTED that the Hearing into the above appeal will be held on 9th March 2005. The appeal will be heard at the Council Offices, Argyle Road, Sevenoaks, Kent, commencing at 10.00a.m.

RECOMMENDED: That,  
One or more Members of the Planning Committee should attend the Hearing to make representations as necessary.

c) The Committee RECEIVED and NOTED the following appeal decision:

Appeal Ref: APP/G2245/A/04/1141153

Site: 4, Manor View, Springcroft

The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

The development proposed is the conversion of integral garage into habitable room (bedroom 4), erection of two-storey extension for use as utility/dining room on ground floor and master bedroom with en-suite on first floor plus integral garage.

SUMMARY OF DECISION: THE APPEAL IS DISMISSED.

## 7. Tree Preservation Orders

Tree Preservation Order 10, 2004

Southdown, Manor Drive

The Committee NOTED that the above Tree Preservation Order which took effect on a provisional basis on 7th May 2004 has now been confirmed without modifications by Sevenoaks District Council.

## 8. Planning Enforcements

The Committee NOTED the following planning enforcement:

Hartley Post Office, Ash Road – Request for submission of details of electronically operated gates.

9. The Committee NOTED a letter received from Hutchison 3G UK Limited informing the Parish Council that a Licensed Notification Application for the installation of a telephone mast at Cherry Trees was submitted on 9th August 2004.

**10. Date of next meeting**

Wednesday 15th 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 11.00 a.m.

Signed:.....  
Chairman

Date:.....