

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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8th September 2004

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Tuesday 14th September 2004 commencing at 10.00a.m. at the Pavilion, Manor Field.

Yours sincerely

Helen Gilder
Assistant Clerk to the Council

Note: Members of the Committee to assemble in the Pavilion at 9.15 a.m. in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

AGENDA

1. Apologies
To receive apologies for absence
2. Minutes of the previous meeting
To approve the minutes of the meeting of the Planning Committee held on 1st September 2004. (Circulated).
3. Declarations of Interest
To receive Members declarations of interest.
4. Planning Applications
To consider the following applications:

Application no	Site	Description
SE/04/00874/FUL	Springfield, Church Road	AMENDED CONSULTATION: Demolition of existing dwelling and erection of two four bedroom chalet style bungalows with single internal garages. <i>Revised plans received showing a reduced ridge height and further details relating to the driveway and parking areas.</i>
SE/04/02225/FUL	1, Old Downs	Detached outbuilding – garage/workshop/forecourt.
SE/04/02212/FUL	Wild Acre, Church Road	Single storey infill extension at rear of property.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/04/01343/FUL	Land east of 23, Pitfield	Construction of 4 no. 2 bedroom, 2 storey houses with associated parking. REFUSED	No objection 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.
SE/04/01777/LDCE X	Land west of South View, Church Road	Siting of a mobile home on land west of South View, Church Road. REFUSED	No objection but the Council would like to express its concerns over the separation of the site.
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. GRANTED	No objection.
SE/04/01889/FUL	3, Fairby Grange Cottages, Ash Road	Side two storey extension. GRANTED	No objection.
SE/04/01912/LDCE X	Carill, Church Road	Erection of detached dwelling in accordance with planning permission SE/01/2248. Amended plans received 01/08/04. REFUSED	Hartley Parish Council objects to the application as its concern is that the finished land level is at least 1 metre above the finished damp proof course 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 the application on the grounds that the dwelling has not been erected in accordance with the original planning consent.

6. Planning Appeals

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

Application no: SE/04/00644/FUL

Site: Glebe Cottage, Ash Road

Erection of a part single and part two storey extension.

To note that the Hearing into the above appeal will be held on the 2nd August 2005. The appeal will be heard at the Council Offices, Argyle Road, Sevenoaks, Kent, commencing at 10.00a.m. and to consider whether the Council wishes to make any representation at the Appeal Hearing.

(b) Appeal Ref: APP/G2245/A/04/1159790

Application no: SE/04/00964/FUL

Site: 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.

To note that an appeal has been lodged against Condition 3 of planning permission SE/04/00964/FUL.

The starting date for this appeal was 25th August 2004. The Planning Inspectorate has decided that the appeal will be dealt with by an exchange of written representations.

7. SE/04/02057/FUL, Lyndon, Stack Lane. Single storey front, side and rear extension.

The above planning application was considered at the last meeting of the Planning Committee and the following comments were submitted:

'Hartley Parish Council objects to the application 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 Council's view, be adequate for parking. The application appears to contravene VP1 and VP7 of the Sevenoaks Plan.'

The Parish Office received a telephone call from the Planning Officer at Sevenoaks District Council to inform the Council that a Highways Officer would be visiting the site and that an amended plan would be submitted by the applicant to show that there would be three parking spaces at the front of the property. The Planning Officer has asked whether, subject to the amended plans showing sufficient room for parking, the Council would be prepared to alter its comments to 'no objection.'

It is hoped that the amended plans will be received in time for consideration at the meeting.

8. Draft Statement of Licensing Policy – Request for Comments

To consider the Draft Statement of Licensing Policy received from Sevenoaks District Council. (Circulated).

Comments are invited on this policy to be received by 31st October 2004.

9. Kent & Medway Structure Plan Examination in Public, September 2004.

To note that a letter was received from the Regeneration & Projects Division of Kent County Council requesting confirmation as to whether Hartley Parish Council would be speaking on Matter 5c Sevenoaks and whether the Council would be submitting a written statement.

Due to the fact that an immediate response was required, it was not possible to wait until this meeting.

In consultation with the Chairman of the Planning Committee, the Regeneration & Projects Division were informed that the Council would not be speaking on the matter or submitting a written statement.

The Committee is requested to confirm the Clerk's actions.

10. Date of next meeting

Committee membership

Clr Abraham	Clr Gaywood (ex officio)
Clr Alford	Clr Harris
Clr Barnett (ex officio)	Clr Ramsay
Clr Mrs Coutts	Clr Mrs Solman