

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
14th September 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 M Harris
Cllr Mr B Ramsay (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application site SE/04/02225/FUL, 1, Old Downs.

1. Apologies

Apologies had been received from Cllr Mr L Abraham, 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 1st September 2004 be approved and signed as a correct record and it was noted that the date of the next meeting whilst stating 15th September 2004 had been brought forward to 14th September 2004.

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. Mrs Roberts expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) 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. Revised plans received showing a reduced ridge height and further details relating to the driveway and parking area.

RESOLVED: That,

No objection be raised to the reduced ridge height and further details relating to the driveway and parking areas of application SE/04/00874/FUL, Springfield, Church Road shown on the revised plans.

(b) SE/04/02225/FUL, 1, Old Downs. Detached outbuilding – garage/workshop/forecourt.

RESOLVED: That,

An objection be raised to application SE/04/02225/FUL, 1, Old Downs for a detached outbuilding – garage/workshop/forecourt on the following grounds: 1) There are no sight lines and the Committee feels that the proposed development would cause a danger to users of the highway and to pedestrians on the footpath. 2) The Committee considers that access from the highway would be difficult. 3) The Committee is concerned that the proposed crossover would be too close to the junction with Ash Road and 4) The proposed development would be in front of the building line.

The Committee expressed their concern that building work has already commenced.

(c) SE/04/02212/FUL, Wild Acre, Church Road. Single storey infill extension at rear of property.

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

Mrs Roberts spoke in favour of the application.

RESOLVED: That,
no objection be raised to application SE/04/02212/FUL, Wild Acre for a single storey infill extension at the rear of the property provided that it meets the requirements of Green Belt policies.

5. Planning Decisions

The following planning decisions were RECEIVED and NOTED.

Application	Site	Description	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/LDC EX	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 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/LDC EX	Carill, Church Road	Erection of detached dwelling in accordance with planning permission SE/01/2248. Amended plans received 01/08/04.	Refused	HPC 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.
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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 had been advised that the Hearing into the above appeal would be held on the 2nd August 2005 but were informed by the Chairman that a letter had been received from Sevenoaks District Council advising that the appellant had asked for a change in procedure from a Hearing to Written Representations. The Planning Inspectorate has agreed to the change and the Committee NOTED that the new starting date for the appeal is now 2nd September 2004.

b) Appeal Ref: APP/G2245/A/04/1159790
Application no: SE/04/00964/FUL
Site: Hartley Post Office, Ash Road

The Committee NOTED that an appeal has been lodged against Condition 3 of planning permission SE/04/00964/FUL which states that 'This permission shall enure for the benefit of the applicant and immediate family only and only for such period of time as they may be controlling the letting of the premises. The permission shall not enure for the benefit of the land nor any other person or persons for the time being having an interest in the land'. The Committee NOTED that the starting date for this appeal was 25th August 2004 and that 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 was hoped that the amended plans would be received in time for consideration at this meeting but this was not the case and therefore the Committee was unable to consider altering their previous comments.

8. Draft Statement of Licensing Policy – Request for Comments

The Committee considered the Draft Statement of Licensing Policy.

RESOLVED: That,
The Draft Statement of Licensing Policy – Request for Comments be noted.

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

The Committee noted that a letter had been 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 was informed that the Council would not be speaking on the matter or submitting a written statement.

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

RESOLVED: That,
The Clerk's actions of informing the Regeneration & Projects Division that the Council would not be speaking on the matter or submitting a written statement be confirmed.

10. Date of next meeting

Tuesday 28th 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 10.52a.m.

Signed:.....
Chairman

Date:.....