

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
12th October 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mrs Y Coutts  
Cllr Mr J Gaywood  
Cllr Mr M Harris  
Cllr Mr B Ramsay (Chairman)  
Cllr Mrs M Solman

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

**1. Apologies**

Apologies had been received from Cllr Mr L Abraham, Cllr Mr A Barnett and Cllr Mr C Alford.

**2. Minutes of the previous meeting**

RESOLVED:

That the minutes of the meeting of the Planning Committee held on 28th September 2004 be approved and signed as a correct record.

**3. Declarations of Interest**

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

**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. Alterations to parking layout.**

2 written representations had been received from members of the public.

RESOLVED: That,

an objection be raised to application SE/04/01275/FUL, Orchard-Lea, Church Road for the alterations to the parking layout 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 will lead to additional traffic accessing the highway on the brow of a hill.
- 4) The proposed development would result in loss of privacy to neighbouring properties.
- 5) The Committee feels that the proposed development is unsympathetic in design to the wooded environment and
- 6) The Committee believes the Green Belt to be on the Western and Eastern side of the property and would like the exact position clarified.

**(b) SE/04/02152/FUL, Baldwin's Yard, Hartley Hill. Outline consent for erection of a building for 'End of Life Vehicles' to provide an area to dismantle and de-pollute vehicles.**

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

Mrs Sharp spoke against the application.  
Mrs Roberts spoke both for and against the application

RESOLVED: That,  
an objection be raised to application SE/04/02152/FUL, Baldwin's Yard, Hartley Hill. Outline consent for the erection of a building for 'End of Life Vehicles' to provide an area to dismantle and de-pollute vehicles on the following grounds.

- 1) Although the Committee is in favour of 'End of Life Vehicles' being de-polluted in a controlled environment it considers that in view of its size, the proposed building would be detrimental to the Green Belt and would lead to a significant increase in the volume of traffic in the surrounding area due to the fact that at present there is no other similar facility in Kent. The country lanes are not suitable for the large commercial vehicles that the proposed building is bound to generate due to thousands of 'End of Life Vehicles' being de-polluted at this site.
- 2) The Committee is concerned that there is no evidence to suggest that the existing buildings will be demolished.
- 3) The Committee feels that such a major development on this site would be inappropriate use of the Green Belt and would be detrimental to the amenities of the surrounding area.

**(c) SE/04/02324/FUL, Land east of 23, Pitfield. Construction of 4, 2 bedroom 2 storey houses with associated parking.**

RESOLVED: That,  
no objection be raised to application SE/04/02324, Land east of 23, Pitfield for the construction of 4, 2 bedroom 2 storey housed with associated parking.

**5. Planning for Minerals in Kent 2004 – 2021: Building the Evidence Base First Consultation on Main Issues and Options.**

The Committee considered the consultation paper entitled 'Building the Evidence Base: Main Issues and Options and the attached questionnaire.

RESOLVED: That  
The consultation paper and questionnaire be noted.

**6. Notice of Application for the Grant of a Justices Licence for the sale of intoxicating liquor of all descriptions for consumption off the premises at NTS Minimarket, 1, The Parade, Ash Road.**

The Committee considered the Notice of Application for the Grant of a Justices Licence for the sale of intoxicating liquor of all descriptions for consumption off the premises at NTS Minimarket, 1, The Parade, Ash Road.

The Chairman informed the Committee that the Parish Council had received 1 written representation from a member of the public.

RESOLVED: That,  
a letter of objection to the grant of the above application be sent to the applicant and to the Clerk to the Licensing Justices on the grounds that there are already sufficient outlets in the area selling intoxicating liquor and the Committee feels that it would not be beneficial to the community to provide another.

**7. Date of next meeting**

Tuesday 26th October 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 10.59 a.m.

Signed:.....  
Chairman

Date:.....