

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
26th October 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
Cllr Mr A Barnett
Cllr Mrs Y Coutts
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman

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

Before the start of the meeting, Members of the Committee inspected the application site SE/04/02492/FUL, Land adjacent to 72 Caxton Close.

1. Apologies

Apologies had been received from Cllr Mr C Alford, Cllr Mr M Harris and Cllr Mr J Gaywood.

2. Minutes of the previous meeting

RESOLVED:

That the minutes of the meeting of the Planning Committee held on 12th October 2004 be approved and signed as a correct record.

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. Mr Burchell, Mr Waterman and Mrs Pearson expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/04/02451/OUT, Sanctuary, Gorsewood Road. Demolition of existing dwelling, erection of 4 chalet bungalows with garages.

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

Mr Burchell spoke in favour of the application.

RESOLVED: That,

an objection be raised to application SE/04/02451/OUT, Sanctuary, Gorsewood Road for the demolition of the existing dwelling and the erection of 4 chalet bungalows with garages on the following grounds:

- 1) It would result in undesirable back land development.
- 2) The proposed development would generate an increase in the volume of traffic along Gorsewood Road.
- 3) The proposed development would be out of character with existing properties and would result in overdevelopment of the site.

(b) SE/04/02492/FUL, Land adjacent to 72 Caxton Close. Erection of a terrace of two 2 bed houses and one 3 bed house and associated car parking, landscaping and children's play area.

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

Mr Waterman spoke against the application.

Mrs Pearson spoke in favour of the application for the erection of the new houses but against the inclusion of a children's play area.

RESOLVED: That,
no objection be raised to application SE/04/02492/FUL, land adjacent to 72 Caxton Close for the erection of a terrace of two 2 bed houses and one 3 bed house and associated car parking, landscaping and children's play area but the Committee, following consultation with residents in the area would prefer the houses to be more sympathetically sited. The Committee also feel that there is no requirement for a children's play area and that the land should be used as an additional parking area.

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

The above planning application was considered at the meeting of the Planning Committee held on 14th September 2004 and the following comments were submitted:

'Hartley Parish Council objects to the application on the following grounds:

- 1) There are no sight lines and the Council feels that the proposed development would cause a danger to users of the highway and to pedestrians on the footpath.
- 2) The Council considers that access from the highway would be difficult.
- 3) The Council is concerned that the proposed crossover would be too close to the junction with Ash Road.
- 4) The proposed development would be in front of the building line.

The Council would also like to express their concern at the fact that building work has already commenced'.

The Parish Office had received a telephone call from the Planning Officer at Sevenoaks District Council who informed the Clerk that he can see no justified reasons for refusing the application and considers that any enforcement action would be inappropriate,

The Committee was requested by the Planning Officer to review its previous comments and to consider altering them to that of 'no objection'.

RESOLVED: That,
the Committee's previous objections be upheld and the Planning Officer be informed that Hartley Parish Council objects to application SE/04/02245/FUL, 1 Old Downs for a detached outbuilding – garage/workshop/forecourt on the grounds that:

- 1) There are no sight lines and the Council feels that the proposed development would cause a danger to users of the highway and to pedestrians on the footpath.
- 2) The Council considers that access from the highway would be difficult.
- 3) The Council is concerned that the proposed crossover would be too close to the junction with Ash Road.
- 4) The proposed development would be in front of the building line.

The Council would also like to express their concern at the fact that building work has already commenced'.

5. Planning Enforcements

The Committee NOTED the following planning enforcement:

11, Dickens Close

6. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

Application	Site	Description	Decision	HPC Comment
SE/04/02212/FUL	Wild Acre, Church Road	Single storey infill extension at rear of property.	Refused	No objection

7. Date of next meeting

Tuesday 9th November 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 10.50a.m.

Signed:.....
Chairman

Date:.....