

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
9TH NOVEMBER 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)
Cllr Mrs M Solman

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/04/02636/FUL, The Brew, Hottsfeld and SE/04/02680/FUL, 11, Bancksides.

1. Apologies

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

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 26th October 2004 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Harris declared a personal interest in planning application SE/04/02680/FUL, 11, Bancksides as he knows the owner of the property. Cllr Mrs Solman also declared a personal interest in planning application SE/04/02680/FUL, 11 Bancksides as she knows the owner of 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 Roberts expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/04/02523/FUL, Chevelier, Larks Field. Conservatory extension.

RESOLVED: That,
no objection be raised to application SE/04/02523/FUL, Chevelier, Larks Field for a conservatory extension.

(b) SE/04/02564/OUT, Baldwins Yard, Hartley Hill. Outline planning application for 4 No. houses on present car breakers yard.

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

Mrs Roberts spoke against the application.

RESOLVED: That,
an objection be raised to application SE/04/02564/OUT, Baldwins Yard, Hartley Hill for an outline planning application for 4 No. houses on present car breakers yard on the following grounds:
1) The Committee considers that the proposed application would be unsuitable development within the Green Belt and would impair the openness of the Green Belt.
2) The development would lead to an increase in the volume of traffic in the surrounding area and the Committee feels that the road system is inadequate to deal with this increase.

3) The Committee is of the opinion that the existing infrastructure is inadequate to cope with the proposed development.

(c) SE/04/02636/FUL, The Brew, Hottsfeld. Alterations and extensions to existing dwelling.

RESOLVED: That,
no objection be raised to application SE/04/02636/FUL, The Brew, Hottsfeld for alterations and extensions to the existing dwelling.

(d) SE/04/02680/FUL, 11, Banckside. Proposed single storey side extension.

RESOLVED: That,
no objection be raised to application SE/04/02680/FUL, 11, Banckside for a proposed single storey extension.

5. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

Application	Site	Description	Decision	HPC Comment
SE/04/01313/FUL	Dulce Domum, Gorsewood Road	Stable and tack room	Refused	HPC objects to the application on the grounds that it is concerned that the proposed stable appears to be too small to accommodate horses and the Council is concerned that the proposed stable and tack room does not comply with Green Belt requirements. The Council 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 Council feels that as a result, the proposed development should not be permitted in place of this building.
SE/04/01521/FUL	All Saints Church, Church Road	West end extension comprising of meeting room, wc, beverage prep and storage. Additional info regarding use of	Granted	No objection provided that it complies with the requirements of the Listed Building Officer.

		and why extension is required and traffic. Revised dwgs received 11/08/04.		
SE/04/01853/FUL	Highfields, Manor Drive	Demolition of existing two storey dwelling house and associated out-buildings and the construction of a new two storey dwelling house.	Granted	No objection subject to compliance with Green Belt regulations.
SE/04/01924/FUL	Land east of Greenways, Manor Drive	Increase in width of existing vehicular access.	Granted	HPC objects on the grounds that it is concerned about the loss of further trees and is very concerned that some trees have already been removed. The Parish Council would like to receive reassurance from the Tree officer that if any trees covered by a Tree preservation Order have already been removed, that they will be replaced. The Council feels that Condition 8 of the original grant of planning consent should be upheld in order to safeguard trees at the site. The Council ask that the District Council's Tree Officer investigates the matter and informs the Parish Council of his findings.
SE/04/02057/FUL	Lyndon, Stack Lane	Single storey front, side and rear extension.	Granted	HPC objects 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.
SE/04/02152/FUL	Baldwins Yard, Hartley Hill	Outline consent for erection of building for end of life vehicles to provide an area to dismantle and de pollute vehicles	Refused	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.
SE/04/02212/FUL	Wild Acre, Church Road	Single storey infill extension at rear of property.	Refused	No objection
SE/04/02225/FUL	1, Old Downs,	Detached outbuilding – garage/workshop /forecourt.	Granted	HPC objects 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.
SE/04/02298/FUL	30, Northfield	Rear conservatory	Granted	No objection
SE/04/02334/FUL	34, Northfield	White UPVC conservatory to rear elevation.	Granted	No objection

6. The Committee NOTED that application SE/04/02245/FUL, Annlea, Ash Road to relocate the existing vehicular and pedestrian access, new boundary wall and gates has been withdrawn.

7. Date of next meeting

Tuesday 30th 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 10.28 a.m.

Signed:.....
Chairman

Date:.....