

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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24th November 2004

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Tuesday 30th November 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 9th November 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/04/02492/FUL	Land adjacent to 72, Caxton Close	AMENDED CONSULTATION: Erection of a terrace of two 2 bed houses and one 3 bed house, associated car parking and landscaping, as amended by plans received 17/11/04. <i>Amended plans showing removal of play area and minor changes to parking and details.</i>
SE/04/02658/FUL	The Willows, Church Road	First floor extension to right hand side of dwelling to form master bedroom and en suite bathrooms. Installation of dormer windows to existing bedrooms.

SE/04/02732/FUL	Thelcot, Castle Hill	Erection of double garage, drive and highway access.
SE/04/02794/FUL	9, Merton Avenue	Conservatory.
SE/04/02796/FUL	Hillside, Hottsfeld	Convert right hand hip into a gable end.
SE/04/02843/FUL	Kilndown, Gorsewood Road	Demolition of existing dwelling and erection of two detached dwelling houses.
SE/04/02848/FUL	Reed-Ling, Larks Field	Conservatory to rear of property.
SE/04/02850/FUL	Pear Tree House, Gorsewood Road	Conversion of existing garage to games room.
SE/04/02852/FUL	The Beeches, Gorsewood Road	Single storey rear extension and minor alterations.
SE/04/02897/FUL	62, Chantry Avenue	Single storey front extension.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/04/00874/FUL	Springfield, Church Road	Demolition of existing dwelling and erection of two four bedroom chalet style bungalows with single integral garages. Revised plans received 26.08.04 & 13.10.04. GRANTED	Hartley Parish Council objects to the application on the following grounds: 1) The proposed development would not be in keeping with the current street scene. 2) The Committee considers the proposed ridge height to be too high and feels that it should be substantially reduced so as to be consistent with the properties on either side. 3) The proposed development appears to be too close to the boundary and the Committee feels that this would give the appearance of terracing 4) The Committee has concerns over the closeness of the proposed dwellings and the dividing wall to the adjacent bungalows and 5) the proposed development would cause loss of light and privacy to adjoining properties.
SE/04/01275/FUL	Orchard-Lea, Church Road	Demolition of existing dwelling and erection of two	HPC objects 1) The proposed application would result in overdevelopment of the site

detached dwellings with two single garages. Additional plans received 15.06.04. Revised plans received 18.08.04 and 27.09.04 and additional plans received on 14.10.04.

REFUSED

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 onto the highway appears to be dangerous being on the brow of a hill. 4) The proposed development would result in the loss of many trees. 5) The development would result in loss of privacy to neighbouring properties. 6) There appears to be no main drainage to the site and as a result the Committee feels that the site should not be developed until this issue has been resolved. 7) The Committee feels that the proposed development is unsympathetic in design to the wooded environment.
AMENDED CONSULTATION: Comments 1, 2, 3, 5 and 7 above still apply with the addition of: The Committee believes the Green Belt to be on the Western and Eastern side of the property and would like the exact position clarified.

6. Planning Appeals

Appeal Ref: APP/G2245/A/04/1167368

Application no: SE/04/01607/FUL

Site: Telecomms Equipment, Gay Dawn Farm, Old Downs

Development: Installation of 20m lattice mast with 6 no antennae and 4 no transmission dishes with equipment compound.

To note that an appeal has been lodged against the refusal of planning permission for the development described above.

The starting date for the appeal was the 17th November 2004. The appeal will be dealt with by an exchange of written representations.

7. Planning Enforcements

To receive and note the following planning enforcement:

1, The Parade, Ash Road – Use of garage

8. Green Belt in Hartley

To note a letter received from Sevenoaks District Council dated 29th October 2004 in response to Cllr Ramsay's letter of 20th October 2004 regarding 'apparent' cartographic errors on the adopted local plan, in the Green Belt boundary on land adjacent to the south of 41 and 43 Billings Hill Shaw.

9. 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 – Date of hearing 9th November 2004.

To note a letter received from the Clerk to the Licensing Justices informing the Council that the applicants have asked for the matter to be adjourned to the next Licensing session which is 14th December 2004.

The Committee is asked to note that if the Council wishes to pursue its objection, a representative from the Council will have to be present at the hearing and the Committee is requested to consider whether they will be sending a representative.

10. Changes to the Development Control Service at Sevenoaks District Council.

To note a letter received from Sevenoaks District Council detailing the changes to the Development Control Service. (Circulated)

11. At its meeting on 28th September 2004, the Committee noted a planning enforcement at Carill, Church Road and it was resolved that the Clerk be requested to write to Sevenoaks District Council to inform them that the Parish Council strongly supports their enforcement action and to bring to their attention the fact that although Condition 5 of the original planning consent states that ‘despite the provisions of any development order, no boundary fences or walls shall be erected on the land’ the land appears to have been fenced off into paddocks.

The Committee is requested to note an e mail received from the Enforcement Officer in response to the Clerks letter informing the Council that this condition could not be backdated and therefore the fences that were there prior to the approval could remain.

12. Date of next meeting

Committee membership

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