

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
30TH NOVEMBER 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr A Barnett
Cllr Mr M Harris (Chairman)
Cllr Mr B Ramsay (Arrived at 10.30)
Cllr Mrs M Solman

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/04/02843/FUL, Kilndown, Gorsewood Road, SE/04/02850/FUL, Pear Tree House, Gorsewood Road and SE/04/02852/FUL, The Beeches, Gorsewood Road.

1. Apologies

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

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 9th November 2004 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Harris declared a personal interest in planning application SE/04/02843/FUL, Kilndown, Gorsewood Road as he knows the owner of the property and agenda item 5, the planning decision on 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. 6 members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) 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. Amended plans showing removal of play area and minor changes to parking and details.

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, associated car parking and landscaping, as amended by plans received 17/11/04 but the Committee have concerns that the side/rear access to property 2 could be abused and feel that this problem could be overcome by re positioning the houses, moving them from north to south.

(b) 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.

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/04/02658/FUL, The Willows, Church Road for a first floor extension to right hand side of dwelling to form master bedroom and en suite bathrooms and installation of dormer windows to existing bedrooms, provided that it complies with Green Belt regulations.

(c) SE/04/02732/FUL, Thelcot, Castle Hill. Erection of double garage, drive and highway access.

RESOLVED: That,
no objection be raised to application SE/04/02732/FUL, Thelcot, Castle Hill for the erection of a double garage, drive and highway access.

(d) SE/04/02794/FUL, 9, Merton Avenue. Conservatory.

RESOLVED: That,
no objection be raised to application SE/04/02794/FUL, 9, Merton Avenue, for the erection of a conservatory.

(e) SE/04/02796/FUL, Hillside, Hottsfeld. Convert right hand hip into a gable end.

RESOLVED: That,
no objection be raised to application SE/04/02796/FUL, Hillside, Hottsfeld to convert right hand hip into a gable end.

(f) SE/04/02843/FUL, Kilndown, Gorsewood Road. Demolition of existing dwelling and erection of two detached dwelling houses.

RESOLVED: That,
an objection be raised to application SE/04/02843/FUL, Kilndown, Gorsewood Road for the demolition of the existing dwelling and erection of two detached dwelling houses on the following grounds: 1) The bulk of the proposed houses with the lack of space either side would give the appearance of terracing and, 2) The proposed roofline would overpower neighbouring properties.

The Committee noted that the conservatories shown on the Proposed Elevation Plans are not shown on the Block Plan which gives the location of the soakaways. The Committee feel that the soakaways as shown would be too close to the conservatories.

The Committee stand by its comments on the previous application at this site SE/04/00566/OUT inasmuch as it has no objection to the demolition of the existing dwelling and construction of two chalet bungalows with integral garages.

(g) SE/04/02848/FUL, Reed-Ling, Larks Field. Conservatory to rear of property.

RESOLVED: That,
no objection be raised to application SE/04/02848/FUL, Reed-Ling, Larks Field for a conservatory to the rear of the property.

(h) SE/04/02850/FUL, Pear Tree House, Gorsewood Road. Conversion of existing garage to games room.

RESOLVED: That,
no objection be raised to application SE/04/02850/FUL, Pear Tree House, Gorsewood Road for the conversion of the existing garage to a games room but the Committee wishes to express its strong concerns that the conversion has already taken place and that no mention was made of the application being retrospective in the consultation documents received from Sevenoaks District Council.

(i) SE/04/02852/FUL, The Beeches, Gorsewood Road. Single storey rear extension and minor alterations.

RESOLVED: That,
no objection be raised to application SE/04/02852/FUL, The Beeches, Gorsewood Road for a single storey rear extension and minor alterations.

(j) SE/04/02897/FUL, 62, Chantry Avenue. Single storey front extension.

RESOLVED: That,
no objection be raised to application SE/04/02897/FUL, 62 Chantry Avenue for a single storey front extension.

5. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

| Application | Site | Description | 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. |

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|-----------------|--------------------------------|--|---------|---|
| SE/04/01275/FUL | Orchard-Lea, Church Road | 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 and 27.09.04 and additional plans received on 14.10.01 | Refused | HPC objects 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 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. |
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6. Planning Appeals

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

Mrs Sharp, Mrs Cartwright, Mr Swift and Mrs Grindall spoke against the application.

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.

The Committee NOTED 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 Committee NOTED that the appeal will be dealt with by an exchange of written representations.

In view of the high level of public concern the Committee felt that an appeal dealt with by an exchange of written representations would not be appropriate.

RECOMMENDED: That,
the Clerk be requested to write to Sevenoaks District Council requesting that the appeal be dealt with by a Public Enquiry and not by an exchange of written representations

7. Planning Enforcements

The Committee NOTED the following planning enforcement:

- 1, The Parade, Ash Road – Use of garage

8. Green Belt in Hartley

The Committee NOTED a letter from Sevenoaks District Council in response to Cllr Ramsay's letter 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. The Committee noted that the earliest opportunity for the 'apparent' cartographical errors to be rectified would not be until the adoption of the Local Development Framework in 2006.

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.

The Committee NOTED 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 due to take place on 14th December 2004.

The Chairman reported that if the Council wishes to pursue its objection, a representative from the Council will have to be present at the hearing.

RESOLVED: That,
the report be noted.

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

The Committee NOTED a letter received from Sevenoaks District Council detailing the changes to the Development Control Service.

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 for application SE/04/00489/FUL 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 of into paddocks.

The Committee NOTED an email received from the Enforcement Officer in response to the Clerk's letter informing the Council that this condition could not be backdated and therefore the fences that were there prior to the approval could remain.

At the Chairman's invitation, the owner of Carill addressed the Committee and asked why the District Council had been notified of fences erected on the land that were not boundary fences and would therefore not be in breach of Condition 5 of the planning consent. The Chairman replied that if a mistake had been made by the Committee then he apologised.

12. Date of next meeting

Tuesday 14th December 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 11.54a.m.

Signed:.....
Chairman

Date:.....