

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
14TH DECEMBER 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

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

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

Before the start of the meeting, Members of the Committee inspected the application site SE/04/02952/FUL, Hemesleys Livery Stable, Ash Road.

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 30th November 2004 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Mrs Solman declared a personal interest in planning application SE/04/02952/FUL, Hemesleys Livery Stable, Ash Road as her horse used to be stabled there and the owner is an acquaintance.

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. 3 members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/04/02916/FUL, Telecomms Equipment east of The Manor House, Manor Farm, Manor Road, Longfield Hill. 10m telecommunications installation designed to look like a farm storage silo.

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

Mrs Sharp expressed her views on the application.

RESOLVED: That,
no objection be raised to application SE/04/02916/FUL, Telecomms Equipment east of The Manor House, Manor Farm, Manor Road, Longfield Hill for a 10m telecommunications installation designed to look like a farm storage silo.

(b) SE/04/02922/FUL, 15, St Johns Lane. Single storey side extension to form utility room.

RESOLVED: That,
no objection be raised to application SE/04/02922/FUL, 15, St Johns Lane for a single storey side extension to form utility room.

(c) SE/04/02933/FUL, 29, Brambledown. Demolition of single storey front addition. Erection of single storey front extension and conservatory to rear.

RESOLVED: That,
no objection be raised to application SE/04/02933/FUL, 29, Brambledown for the demolition of single storey front addition and erection of single storey front extension and conservatory to rear.

(d) SE/04/02952/FUL, Hemesleys Livery Stable, Ash Road. Erection of a new detached Manager's Cottage for existing livery stables.

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.
Mrs Sharp expressed her views on the application.
Mr Roles spoke in favour of the application.

RESOLVED: That,
no objection be raised to application SE/04/02952/FUL, Hemesleys Livery Stable, Ash Road for the erection of a new Manager's Cottage for existing livery stables provided that it complies with Green Belt regulations and that a condition be attached stating that under no circumstances should any further building be permitted to extend the building or to take in the outbuildings. The Committee would also ask that a condition be imposed stating that the cottage could not be sold off as a separate building with curtilage.

5. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

Application	Site	Description	Decision	HPC Comment
SE/04/01777/LDC EX	Land west of Southview, Church Road	Siting of a mobile home on the above referred land.	Refused	No objection but the Council would like to express its concerns over the separation of the site.
SE/04/02451/OUT	Sanctuary, Gorsewood Road	Demolition of existing dwelling, erection of 4 chalet bungalows with garages.	Refused	Object on the grounds that 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.

6. Planning Appeals

Appeal Ref: APP/G2245/A/04/1168325

Application No: SE/04/01275/FUL

Site: Orchard-Lea, Church Road

Development: 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 & additional plans received on 14.10.04.

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 23rd November 2004. The Committee NOTED that the appeal will be dealt with at an Inquiry including a site inspection. A date for the Inquiry will be arranged shortly.

7. Creating Environmental Excellence – an overview of the Kent Design Guide.

An updated Kent Design Guide is being produced. The document is Kent's most comprehensive piece of planning guidance for all new development and is referred to in the draft Kent and Medway Structure Plan. In advance of the main guide, an overview document has been produced to give an idea of the scope and content of the main guide.

The Committee was requested to note the overview document and to consider whether Hartley Parish Council wishes to be included in the consultation process for the main Kent Design Guide.

RECOMMENDED: That, the overview document be noted and that Kent County Council be informed that Hartley Parish Council wishes to be included in the consultation process for the main Kent Design Guide.

8. Date of next meeting

Monday 20th 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 10.55 a.m.

Signed:.....
Chairman

Date:.....