

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
20TH DECEMBER 2004 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mrs Y Coutts
Cllr Mr J Gaywood
Cllr Mr M Harris
Cllr Mr B Ramsay (Chairman)
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 site SE/04/01915/FUL, Carill, Church Road.

1. Apologies

Apologies had been received from Cllr Mr L Abraham, Cllr Mr C Alford and Cllr Mr A Barnett.

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 14th December 2004 be approved and signed as a correct record subject to an addition on page 2, item d) stating that Cllr Mr Ramsay objects to application SE/04/02952/FUL, Hemesleys Livery Stables, Ash Road for the erection of a new detached Manager's Cottage for existing livery stables.

3. Declarations of Interest

Cllr Mrs Solman declared a personal interest in item 8 on the agenda, SE/04/02952/FUL, Hemesleys Livery Stable, Ash Road as her horse used to be stabled there and the owner is an acquaintance.

4. Order of Business

RESOLVED: That,
Pursuant to Standing Order 26 (d) the order of business was varied and item 8 on the addendum agenda, Hemesley's Livery Stable, Ash Road (SE/04/02952/FUL) was brought forward.

At the meeting of the Planning Committee held on 14th December 2004, the following comments on application SE/04/02952/FUL, Hemesley's Livery Stable, Ash Road. Erection of a new detached Manager's Cottage for existing livery stables were expressed by the Committee.

"That, no objection be raised to application SE/04/02952/FUL, Hemesley's Livery Stables, Ash Road for the erection of a new detached 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."

The Chairman of the Council had expressed a wish to make a statement on the comments expressed by the Committee.

Firstly, Cllr Mr Gaywood apologised for his absence at the last meeting and informed the Committee that he objected to the planning application. Cllr Gaywood told the Committee that he felt that its comments on the application had been ill considered, ill founded and completely at odds with the Local Plan Policy GB2.

Cllr Gaywood reminded Councillors of their pledge to protect the Green Belt and brought their attention to Policy GB2.

Cllr Gaywood informed the Committee that he failed to see how the application was essential and criticised the Committee's request for conditions to be attached should the application be approved as he felt that these would be impossible to impose.

Cllr Gaywood finished by requesting that members of the Committee familiarise themselves with planning policies particularly with respect to the Green Belt and said that he hoped that the Committee would bear his comments in mind when considering any future similar applications.

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

5. Planning applications

(a) SE/04/01915/FUL, Carill, Church Road. AMENDED CONSULTATION: Revisions to permitted replacement dwelling and garage previously permitted under SE/01/02248. Amended plans received 6.12.04 and letter dated 03.12.04. *Amended plans showing proposed earth works to create a terrace surrounding the house.*

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.

Mr Roles spoke in favour of the application.

<p>RESOLVED: That, no objection be raised to application SE/04/01915/FUL, Carill, Church Road. AMENDED CONSULTATION: Revisions to permitted replacement dwelling and garage previously permitted under SE/01/02248. Amended plans received 06/12/04 and letter dated 03/12/04. <i>Amended plans showing proposed earth works to create a terrace surrounding the house.</i> Subject to a condition being imposed to ensure that the additional earthworks should be permanent and must take place prior to the building being made habitable and that the window and door recesses currently in the basement walls should be bricked up in line with the rest of the wall and that permanent tanking should be applied to the basement walls.</p>

6. Planning Decisions

The following planning decision was RECEIVED and NOTED:

Application	Site	Description	Decision	HPC Comment
SE/04/02564/OUT	Baldwins Yard, Hartley Hill	Outline planning permission for 4 no houses on present car breakers yard.	Refused	HPC objects 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.

7. Sevenoaks District Council Local Development Framework – Planning for People.

The Committee considered a letter from Sevenoaks District Council inviting the Parish Council to tell them about any information or issues that it thinks should be taken into account by the District Council in its work preparing the Sevenoaks District Local Development Framework. The District Council would also be grateful to receive the Parish Council's comments on their working draft Statement of Community Involvement, titled Planning for People. Responses should be received by Sevenoaks District Council by 28th January 2005.

RESOLVED: That,
the letter from Sevenoaks District Council be noted and that this item be deferred until the next meeting of the Planning Committee.

8. Date of next meeting

Tuesday 11th January 2005 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 10.32 a.m.

Signed:.....
Chairman

Date:.....