

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
11TH JANUARY 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
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)
5 members of the public

Before the start of the meeting, Members of the Committee inspected the application sites SE/04/03077/FUL, Orchard-Lea, Church Road and SE/04/03121/FUL, Mingarry, Woodland Avenue.

1. Apologies

Apologies had been received from 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 20th December 2004 be approved and signed as a correct record.
--

3. Declarations of Interest

Cllr Mr M Harris declared a personal interest in planning application SE/04/03077/FUL, Orchard-Lea, Church Road as his house overlooks the property and withdrew from the meeting during discussion and voting on the matter.

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.

4. Planning applications

(a)SE/04/03077/FUL, Orchard-Lea, Church Road. Revised application for demolition of existing dwelling and erection of 2 detached dwellings, 2 garages and new access.

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

Mrs Hollis spoke against the application.

Mrs O'Connor spoke against the application.

4 written representations had been received from members of the public.

RESOLVED: That,
an objection be raised to application SE/04/03077/FUL, Orchard-Lea, Church Road, revised application for the demolition of existing dwelling and erection of 2 detached dwellings, 2 garages and new access on the following grounds:

- 1) The proposed application would result in over development of the site and would be inappropriate and detrimental to the location, adjacent to the Green Belt.
- 2) The revised application appears to have a 25% greater floor area than the previous application which was refused on the grounds that the size, height, scale, form and bulk of the proposed buildings would be contrary to policies EN1, H5 and H10A of the Sevenoaks District Local Plan.
- 3) There appears to be no main drainage to the site and the Committee feels that the site should not be developed until this issue has been resolved.
- 4) Page 2 of the supporting statement states that ' in respect of Policy GB4, the nearest point of the site is at least 100m from the Green Belt' when it is, in fact only approx 15m away from the Green Belt.
- 5) The boundaries shown on the plans appear to be incorrect.

(b) SE/04/03121/FUL, Mingarry, Woodland Avenue. Single storey side extension for study, snooker room & utility room.

RESOLVED: That,
no objection be raised to application SE/04/03121/FUL, Mingarry, Woodland Avenue for a single storey side extension for study, snooker room & utility room but the Committee would like to express its concerns that the proposed development would be less than 1m from the boundary.

5. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

Application	Site	Description	Decision	HPC Comment
SE/04/02523/FUL	Chevelier, Larks Field	Conservatory extension.	Granted	No objection
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.	Granted	No objection provided it complies with Green Policies
SE/04/02732/FUL	Thelcot, Castle Hill	Erection of double garage, drive and highway access.	Granted	No objection
SE/04/02794/FUL	9, Merton Avenue	Rear conservatory.	Granted	No objection

SE/04/02796/FUL	Hillside, Hottsfeld	Convert right hand hip into a gable end.	Granted	No objection
SE/04/02850/FUL	Pear Tree House, Gorsewood Road	Conversion of existing garage to games room.	Granted	No objection 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 SDC.
SE/04/02852/FUL	The Beeches, Gorsewood Road	Single storey rear extension and minor alterations.	Granted	No objection.

6. Appeals

(a) Appeal Ref: APP/G2245/X/04/2000073

Application no: SE/04/01912

Site: Carill, Church Road

Development: Lawful Development Certificate (existing use) for erection of detached dwelling in accordance with planning permission SE/01/2248.

The Committee NOTED that an appeal has been lodged against the refusal of the District Council to grant a certificate of lawful (existing) use as described above.

The starting date for the appeal was the 9th December 2004.

The Committee NOTED that the Planning Inspectorate has decided that the appeal will be dealt with at an Inquiry including a site inspection and that a date for the Inquiry will be arranged shortly.

(b) Appeal Ref: APP/G2245/A/04/1155157

Application no: SE/04/01099/OUT

Site: St. Margarets, Church Road

Development: Single detached house (resubmission of previous Outline Application).

An appeal was lodged against the refusal of planning permission for the development described above. The starting date for the appeal was 7th July 2004.

The Committee NOTED that an appeal decision has not yet been reached but that a site visit by the Planning Inspector took place on Monday 10th January 2005 at 2.30p.m.

7. New conservation areas proposed by Consultants, Parish and Town Councils, Local Amenity Societies and Officers.

The Committee NOTED an appendix to Sevenoaks District Council's Environment Select Committee's Agenda of 11th January 2005, detailing proposed new conservation areas.

The Committee NOTED that Hartley Court and Hartley Green had been put forward as possible new conservation areas.

RESOLVED: That,
the Clerk be requested to write to Sevenoaks District Council to obtain further information regarding the proposed new conservation areas.

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

This item had been deferred from the last meeting of the Planning Committee and was considered at the full Council meeting held on 10th January 2005.

The Council considered issues and information that it considered should be taken into account by Sevenoaks District Council when preparing the Sevenoaks District Local Development Framework. The Council also considered the working draft Statement of Community Involvement entitled Planning for People.

The Council expressed some concern over the proposal to encourage applicants at the pre application stage to engage with relevant Parish and Town Councils, which could be open to abuse and misinterpretation and RESOLVED that, 1) Sevenoaks District Council be informed that a Parish Plan is being prepared and that it may wish to take this into account as part of its Local Development Framework evidence base, 2) further advice be sought from Sevenoaks District Council in respect of its proposal to encourage applicants at the pre application stage to engage with relevant Parish and Town Councils and 3) the working draft Statement of Community Involvement entitled Planning for People be noted.

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 – Application to be heard at the Transfer sessions on Tuesday 11th January 2005.

The Committee noted a letter a letter received from Lockett & Co Retail and Licensing Consultants informing the Council that they have requested that the above application be heard at the Transfer sessions on Tuesday 11th January 2005.

The Committee noted that as previously, a letter of objection has been sent by the Clerk to the applicant and the Clerk to the Licensing Justices informing them that the Council objects to the application.

RESOLVED: That,
the action of the Clerk, sending a letter of objection to the applicant and the Clerk to the Licensing Justices stating that 'Hartley Parish Council objects to the application on the grounds that there are already sufficient outlets in the area selling intoxicating liquor and the Council feels that it would not be beneficial to the community to provide another' be confirmed.

10. Date of next meeting

Tuesday 18th 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 10.35 a.m.

Signed:.....
Chairman

Date:.....

