

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
18TH JANUARY 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr A Barnett
Cllr Mrs Y Coutts
Cllr Mr J Gaywood
Cllr Mr M Harris (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/04/02788/FUL, Woodside, Ash Road and SE/04/03021/FUL, The Anchorage, Ash Road.

1. Apologies

Apologies had been received from Cllr Mr L Abraham, Cllr Mr C Alford, Cllr Mr B Ramsay and Cllr Mrs M Solman.

2. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 11th January 2005 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Mr M Harris declared a personal interest in agenda item 6, Appeals: Orchard Lea, Church Road as his house overlooks the property.

At a previous meeting, Cllr Gaywood had declared a prejudicial interest in a planning application that was being considered for Sanctuary, Gorsewood Road. Although item 6b on the agenda, 'Appeals' relates to Sanctuary, Gorsewood Road, Cllr Gaywood decided that there was no requirement to declare an interest as the item was for noting purposes only and would not be discussed or voted on.

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

4. Planning applications

(a) SE/03/02566/FUL, Browns Transport, Ash Road, Ash. AMENDED CONSULTATION: Demolition of existing transport buildings and proposed residential development. Additional information received 14.04.04, confirming maximum number of dwellings will be 8. Revised plans received showing revised access to the site.

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

Mrs Roberts spoke against the application.

At this point in the meeting Cllr Gaywood made a formal objection to the behaviour of certain members of the public who were speaking and generally disrupting the meeting.

RESOLVED: That,
an objection be raised to application SE/03/02566/FUL, Browns Transport, Ash Road, Ash, Amended consultation: revised plans showing revised access to the site. The Committee stands by its previous comments inasmuch as it objects to the application for the demolition of existing transport buildings and proposed residential development on the grounds that it does not comply with Green Belt policies and would create an undesirable precedent giving rise to development on adjoining and nearby land. The Committee therefore objects to the revised access to this proposed development.

(b) SE/04/02788/FUL, Woodside, Ash Road. Retrospective demolition of building and replacement building for equestrian use (land west and land south of Woodside).

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

Mr Crosby, Mrs Roberts and Mrs Sharp spoke in favour of the application.

Mr Buss spoke against the application

The Committee was informed that an enforcement order had been issued requesting that the building be removed but that to date this had not been complied with.

At this point in the meeting Cllr Gaywood made a formal objection to the behaviour of certain members of the public who were speaking and generally disrupting the meeting.

RESOLVED: That,
an objection be raised to application SE/04/02788/FUL, Woodside, Ash Road for retrospective demolition of building and replacement building for equestrian use (land west and land south of Woodside) on the grounds that the enforcement order requesting that the building be removed does not appear to have been abided by, the land is in the Green Belt and the Committee feels that there is insufficient information on the use, size and access to the proposed building.

(c) SE/04/03021/FUL, The Anchorage, Ash Road. Erection of single storey garage extension to front of property.

RESOLVED: That,
no objection be raised to application SE/04/03021/FUL, The Anchorage, Ash Road for the erection of a single storey garage extension to front of property.

(d) SE/04/03132/FUL, Pickwick, Church Road. Two storey rear extension to form kitchen and dining room with bedroom over.

RESOLVED: That,
no objection be raised to application SE/04/03132/FUL, Pickwick, Church Road for a two storey rear extension to form kitchen and dining room with bedroom over.

(e) SE/04/03155/FUL, 10, Ash Road. Demolition of present garage and rear garden room/kitchen, erection of new side and rear extensions and internal alterations.

RESOLVED: That,
no objection be raised to application SE/04/03155/FUL, 10, Ash Road for the demolition of present garage and rear garden room/kitchen, erection of new side and rear extensions and internal alterations.

(f) SE/04/03205/FUL, Ballarat, Woodland Avenue. Ground floor rear extension, new pitch roof over existing flat roof, enlarge existing rear dormer.

RESOLVED: That,
no objection be raised to application SE/04/03205/FUL, Ballarat, Woodland Avenue for a ground floor rear extension, new pitch roof over existing flat roof, enlarge existing rear dormer.

(g) SE/05/00048/FUL, 50, Springcroft. Single storey rear extension.

RESOLVED: That,
no objection be raised to application SE/05/00048/FUL, 50, Springcroft for a single storey rear extension.

5. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

Application	Site	Description	Decision	HPC Comment
SE/04/02492/FUL	Land adjacent to 72, Caxton Close	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.	Granted	No objection but the Committee, following consultation with residents in the area would prefer the houses to be more sympathetically sited. It is also felt that there is no requirement for a children's play area and that the land should be used as an additional parking area. AMENDED CONSULTATION: No objection but the Committee has 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.
SE/04/02636/FUL	The Brew, Hottsfeld	Alterations and extensions to existing dwelling.	Granted	No objection

SE/04/02897/FUL	62, Chantry Avenue	Single storey front extension.	Granted	No objection
SE/04/02933/FUL	29, Brambledown	Demolition of single storey front addition. Erection of single storey front extension and conservatory to rear.	Granted	No objection

6. Appeals

(a) 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 Chairman, Cllr Harris, had previously declared a personal interest in the above item.

RESOLVED:

on the motion of Cllr Gaywood, seconded by Cllr Harris that Cllr Barnett be appointed Chairman during discussions on the matter.

The Committee NOTED that the Inquiry into the above appeal will be held on the 1st November 2005 and that the appeal will be heard at the Council Offices, Argyle Road, Sevenoaks Kent commencing at 10.00a.m.

RECOMMENDED: That,

representation should be made by the Council at the Inquiry to be held on 1st November 2005.

(b) Appeal Ref: APP/G2245/A/04/1169836

Application no: SE/04/02451/OUT

Site: Sanctuary, Gorsewood Road

Development: Demolition of existing dwelling, erection of 4 chalet bungalows with garages.

The Committee NOTED that an appeal has been lodged against the Council's refusal of planning permission for the development described above and that the starting date for this appeal is the 21st December 2004. The Committee also NOTED that the Planning Inspectorate has decided that the appeal will be dealt with at a Hearing including a site inspection and that a date for the Hearing will be arranged shortly.

(c) Appeal Ref: APP/G2245/A/04/1143841
Application no: SE/03/02877/CONVAR
Site: Haley Bank, Church Road
Development: Removal and variation of conditions attached to planning permission (Ref: SE/00/02522/FUL) for erection of revised application for replacement dwelling.

The Committee NOTED the following appeal decision.

SUMMARY OF DECISION: The appeal is allowed and planning permission is granted subject to conditions in the terms set out in the Formal Decision.

7. South East Plan Public Consultation

The Committee NOTED a letter from the South East Regional Assembly, informing the Parish Council that Public consultation on the initial draft of the South East Plan is scheduled for the period 24th January – 15th April 2005. The Committee also NOTED that in advance of this, the Parish Council has received a small supply of pre-consultation information leaflets on the South East Plan and that a second leaflet will be supplied in January, including a public questionnaire on the options contained in the Plan. A copy of the South East Plan consultation draft will also be sent once it is available in late January.

8. Date of next meeting

Tuesday 1st February 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 11.05a.m.

Signed:.....
Chairman

Date:.....