

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
22nd FEBRUARY 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mrs Y Coutts
Cllr Mr M Harris
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman

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

1. Apologies

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

2. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 15th February 2005 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Mrs M Solman declared a personal interest in agenda item 4, planning application SE/04/00859/FUL, Southdown, Manor Drive as she is a resident of Manor Drive. Cllr Mr M Harris declared a personal interest in agenda item 5, SE/04/03155/FUL, 10, Ash Road as he knows the agent.

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

4. Planning applications

(a) SE/04/00859/FUL, Southdown, Manor Drive. AMENDED CONSULTATION: Demolition of detached bungalow and erection of 3 detached houses. As amended by plans received 24/05/04 and 27/07/04, and additional info. received on 02/11/04. Additional information on tree protection and management and revised access plans received on 09/02/05.

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

Mrs Elvin spoke against the application.

RESOLVED: That,
an objection be raised to application SE/04/00859/FUL, Southdown, Manor Drive, amended consultation, additional information on tree protection and management and revised access plans received on 09/02/05 on the grounds that:

- 1) The Committee is concerned that the trees that the applicant proposes to remove are on land that is possibly not owned by the applicant both to the front and side of the plot.
- 2) The Committee feels that right of access must be determined prior to any decision being made as to whether the work can proceed.
- 3) The Committee is concerned that the turning area for vehicles would be up a steep slope.
- 4) The Committee would like to make the District Council aware that it still considers that there is insufficient information to make a decision and requests that the applicant be requested to supply proper detailed drawings.

The Committee stands by its previous comments inasmuch as it objects to the application for the demolition of detached bungalow and erection of 3 detached houses as amended by plans received 24/05/04 and 27/07/04 and additional info. received on 02/11/04 on the grounds that 1) The proposed development would be out of character with existing properties and would result in overdevelopment of the site. 2) Trees located to the front of the property believed to be covered by a Tree Preservation Order would be in danger of being damaged and 3) the un-adopted road to the front of the property has no drainage facilities and the Council feels that any proposed development should show sufficient soakaways to prevent flooding. The Committee had also previously informed the District Council that it considered the plans received with the application inadequate and felt that there was a lack of information provided. The information that was provided appeared to be conflicting. The Parish Council also expressed its concerns regarding the demolition of the bungalow as it is understood that the bungalow was constructed from asbestos.

(b) SE/05/00254/FUL, Orange Hill Cottage, Hartley Bottom Road. First floor side extension to provide bedroom accommodation.

RESOLVED: That,
no objection be raised to application SE/05/00254/FUL, Orange Hill Cottage, Hartley Bottom Road for a first floor side extension to provide bedroom accommodation provided that it complies with Green Belt Policies.

(c) TPO no 22.99, Somerleyton, Merton Avenue. Application for consent to cut down, prune, reduce or uproot trees covered by a Tree preservation Order.

RESOLVED: That,
no objection be raised to application TPO no 22.99, Somerleyton, Merton Avenue for consent to remove the Corsican Pine tree situated on the front right hand boundary of the property.

5. 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.

The above planning application was considered at the meeting of the Planning Committee held on 18th January 2005 and the following comments were submitted.

'Hartley Parish Council has no objection to the application.'

The Parish Office subsequently received a telephone call from the Planning Officer at Sevenoaks District Council informing the Council that they intended to refuse the application on the grounds that in their view, there would be insufficient parking facilities for two vehicles.

In light of this information, the Committee was requested by the Planning Officer to review its decision.

At the meeting of the Planning Committee held on 1st February 2005, It was resolved that the Committee support the District Council's request for additional parking to be provided to meet the requirements of the Planning Officer.

The Committee NOTED an email received on 14th February 2005, from the Planning Officer, confirming that amended plans have been received by the District Council which have resolved the Planning Officer's concerns regarding parking.

6. Planning Decisions

The following planning decision was RECEIVED and NOTED:

Application no	Site	Description and SDC decision	HPC comment
SE/04/01915/FUL	Carill, Church Road	Revisions to permitted replacement dwelling and garage previously permitted under SE/01/02248. Amended plans received 10/08/04 and letter dated 19/10/04. GRANTED	(i) Hartley Parish Council objects to the application as it feels that the development should have been constructed in accordance with the approved plans. (ii) Hartley Parish Council objects to the application as its concern is that the finished land level is at least 1 metre above the finished damp proof course which is against building regulations. This therefore cannot be the finished land level. The Council stands by its previous comments inasmuch as it objects to the application on the grounds that it feels that the development should have been constructed in accordance with the approved plans. (iii) Amended Consultation: HPC has no objection to the proposed earthworks to create a terrace surrounding the house subject to a condition being imposed to ensure that the earth works 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 permanent tanking should be applied to the basement walls.

7. Date of next meeting

Thursday 10th March 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 10.40 a.m.

Signed:.....
Chairman

Date:.....