

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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4th March 2005

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Thursday 10th March 2005 commencing at 10.00a.m. at the Pavilion, Manor Field.

Yours sincerely

Helen Gilder
Assistant Clerk to the Council

Note: Members of the Committee to assemble in the Pavilion at 9.15 a.m. in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

AGENDA

- 1. Apologies**
To receive apologies for absence
- 2. Minutes of the previous meeting**
To approve the minutes of the meeting of the Planning Committee held on 22nd February 2005. (Circulated).
- 3. Declarations of Interest**
To receive Members declarations of interest.
- 4. Planning Applications**
To consider the following applications:

Application no	Site	Description
SE/04/03077/FUL	Orchard- Lea, Church Road	AMENDED CONSULTATION: Revised application for demolition of existing dwelling and erection of 2 detached dwellings, 2 garages and new access. <i>A reduced scheme showing different house types and an amended site layout plan.</i>

SE/05/00293/RENEW	Somerleyton, Merton Avenue	Demolition of existing dwelling and erection of 2 detached dwellings. As amended by letter and revised plans received 25 January 2000 and 11 February 2000, DRG SK6 and SK3A. (Renewal of SE/99/01247).
SE/05/00321/FUL	Erclei, Ash Road	Single storey rear conservatory extension.
SE/05/00332/FUL	Kinnerton, Ash Road	Demolish existing dwelling and build replacement and garage.
SE/05/00334/FUL	28, Chantry Avenue	Side extension to form conservatory.
SE/05/00382/FUL	6, Culvey Close	Single storey flank extension.
SE/05/00364/FUL	12, Springcroft	New first floor rear extension to create new bedroom and separate WC above existing ground floor dining room.
SE/05/00393/FUL	White Stock, Ash Road	Demolition of existing house and erection of detached five bedroom house and detached garage.
SE/05/00426/FUL	Manor Farm House, Manor Road, Longfield Hill	Single storey side/rear extension including partial demolition of existing rear lobby.
SE/05/00428/LBCALT	Manor Farm House, Manor Road, Longfield Hill	Single storey side/rear extension including partial demolition of existing rear lobby.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/04/03132/FUL	Pickwick, Church Road	Two storey rear extension to form kitchen and dining room with bedroom over. GRANTED	No objection

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. GRANTED	No objection
SE/05/00048/FUL	50, Springcroft	Single storey rear extension. GRANTED	No objection

6. SE/05/00055/CONVAR, Carill, Church Road. Variation of conditions 2 and 7 of planning permission SE/04/1915/FUL in respect of time limits.

The above planning application was considered at the meeting of the Planning Committee held on 1st February 2005 and the following comments were submitted.

‘Hartley Parish Council objects to the application as it supports the decision made by the District Council in imposing the conditions and feels that they should remain in place’.

An appeal has been lodged by the applicant against the refusal of the District Council to grant a certificate of lawful (existing) use for the erection of a detached dwelling in accordance with planning permission SE/01/2248 and the date for the Inquiry into the Appeal is the 7th June 2005.

Condition 2 of planning permission for SE/04/1915/FUL states that ‘The hard and soft landscape works shall be carried out before the dwelling is occupied. The landscape works shall be carried out in accordance with the approved details’. Condition 7 states that ‘the earth works and terracing set out in plans 623/22 and 623/23 shall be carried out within three months of the date of the decision notice.’

The Parish Office has received a telephone call from the Planning Officer at Sevenoaks District Council asking whether, in view of the fact that the appeal date is in June and the conditions of planning permission SE/04/1915/FUL require the work to be carried out prior to this date, the Parish Council would reconsider its decision.

In light of this, the Committee is requested to consider whether it wishes to alter its decision.

7. Kent and Medway Structure Plan Examination in Public: Panel Report

To note a letter from Kent County Council informing the Parish Council that the Examination Panel has recently submitted its report and recommendations to Kent and Medway Councils. The Councils are publishing this report ahead of their consideration of, and response to, the Panel’s recommendations. The Panel Report can be viewed at the deposit points for the Structure Plan or viewed and downloaded from the Structure Plan website.

The next formal stage will involve publication of and consultation on Proposed Modifications to the Structure Plan along with the Councils’ Statement of Decisions on the Panel’s recommendations.

The Committee is requested to note that the Parish Council will be contacted again when the Proposed Modifications are published for consultation.

8. Consultation on Sevenoaks District Local Development Framework Sustainability Appraisal (SA) Scoping Report.

To consider the Sevenoaks District Local Development Framework Sustainability Appraisal (SA) Scoping Report.

The response form must be submitted by midday on the 21st March 2005.

Due to the size of this document it has not been possible to circulate it with the agenda. The Scoping Report may be viewed on Sevenoaks District Council's website at www.sevenoaks.gov.uk and is available from the Plans and Policies section of the website. Alternatively, the report may be viewed at the Parish Office

9. Sevenoaks District Countryside Assessment

To note that the Countryside Assessment has been adopted as Supplementary Planning Guidance by Members and will be used, where applicable, in assessing planning applications. The Countryside assessment will tell you what makes a place distinctive and separates the classification and description of individual landscapes. (Circulated).

10. Telecommunications Masts

To note a letter received by Dr Howard Stoate from the Office of the Deputy Prime Minister regarding the planning controls over telecommunications masts. (Circulated).

11. Member Engagement in Planning Matters

To note information received from the Local Government Association regarding Member Engagement in Planning Matters. (Circulated to members only).

12. Date of next meeting

List of circulated documents

In order to reduce the amount of photo copying in respect of the background papers relating to this agenda, only members of the committee have been provided with copies of certain documents. Should any member of the Council require copies of the following documents, please contact the Clerk.

Copies of all documents listed below are available for inspection in the Parish Office

1. Minutes of the meeting held on 22nd February 2005
2. Sevenoaks District Countryside Assessment.
3. Letter from Dr Howard Stoate dated 2nd March 2005 and accompanying letter from the Office of the Deputy Prime Minister
4. Information received from the Local Government Association regarding Member Engagement in Planning. (Circulated to members only).

Committee membership

Cllr Abraham	Cllr Gaywood (ex officio)
Cllr Alford	Cllr Harris
Cllr Barnett (ex officio)	Cllr Ramsay
Cllr Mrs Coutts	Cllr Mrs Solman