

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
10th MARCH 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 J Gaywood
Cllr Mr M Harris
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman

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

1. Apologies

Apologies had been received from Cllr Mr C Alford.

2. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 22nd February 2005 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Mr M Harris declared a personal interest in agenda item 5, SE/04/03077/FUL, Orchard - Lea, Church Road as his house overlooks the property.

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. Three 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. AMENDED CONSULTATION Revised application for demolition of existing dwelling and erection of 2 detached dwellings, 2 garages and new access. A reduced scheme showing different house types and an amended site layout plan.

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

Mrs O'Connor and Mr Hollis spoke against the application.

It was brought to the attention of the Committee that nearby residents had not been advised of the amended plans by Sevenoaks District Council.

RESOLVED: That,

1. an objection be raised to application SE/04/03077, Orchard – Lea, Church Road
AMENDED CONSULTATION: Revised application for the demolition of existing dwelling and erection of 2 detached dwellings, 2 garages and new access. *A reduced scheme showing different house types and an amended layout plan.* The Committee stands by its previous comments insasmuch as 1) the proposed application would result in overdevelopment of the site and would be inappropriate and detrimental to the location adjacent to the Green Belt 2) 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 3) 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 appears to be in fact only approx 15m away from the Green Belt and 4) The boundaries shown on the plans appear to be incorrect. And
2. Sevenoaks District Council be contacted and made aware of the fact that nearby residents have not been advised of nor consulted on the amended application.

(b) 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 SK69 and SK3A. (Renewal of SE/99/01247).

RESOLVED: That,

no objection be raised to application SE/05/00293/RENEW, Somerleyton, Merton Avenue for the 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).

(c) SE/05/00321/FUL, Erlei, Ash Road. Single storey rear conservatory extension.

RESOLVED: That,

no objection be raised to application SE/05/00321/FUL, Erlei, Ash Road for a single storey rear conservatory subject to Green Belt regulations.

(d) SE/05/00332/FUL, Kinnerton, Ash Road. Demolish existing dwelling and build replacement and garage.

The Committee noted that one letter of objection had been received from a member of the public.

RESOLVED: That,

- an objection be raised to application SE/05/00332/FUL, Kinnerton, Ash Road to demolish the existing dwelling and build replacement and garage on the following grounds:
- 1) The proposed application would result in overdevelopment of the site.
 - 2) The size and height of the proposed dwelling would result in overshadowing of the bungalow to the north incurring loss of light.
 - 3) The Committee feels that access to the proposed development is inadequate.
 - 4) The proposed application would create backland development as it would be substantially larger than the original dwelling

Should the application be approved, the Committee would ask that a condition be imposed stating that the existing dwelling be demolished prior to the replacement being built.

(e) SE/05/00334/FUL, 28, Chantry Avenue. Side extension to form conservatory.

RESOLVED: That,
no objection be raised to application SE/05/00334/FUL, 28, Chantry Avenue for a side extension to form a conservatory.

(f) SE/05/00382/FUL, 6, Culvey Close. Single story flank extension.

RESOLVED: That,
no objection be raised to application SE/05/00382/FUL, 6, Culvey Close for a single storey flank extension.

(g) SE/05/00364/FUL, 12, Springcroft. New first floor rear extension to create a new bedroom and separate WC above existing ground floor dining room.

RESOLVED: That,
no objection be raised to application SE/05/00364/FUL, 12, Springcroft for a new first floor rear extension to create a new bedroom and separate WC above existing ground floor dining room.

(h) SE/05/00393/FUL, White Stock, Ash Road. Demolition of existing house and erection of detached five bedroom house and detached garage.

RESOLVED: That,
no objection be raised to application SE/05/00393/FUL, White Stock, Ash Road for the demolition of existing house and erection of detached five bedroom house and detached garage.

(i) SE/05/00426/FUL, Manor Farm House, Manor Road, Longfield Hill. Single storey side/rear extension including partial demolition of existing rear lobby.

RESOLVED: That,
no objection be raised to application SE/05/00426/FUL, Manor Farm House, Manor Road, Longfield Hill for a single storey side/rear extension including partial demolition of existing rear lobby provided that it complies with Green Belt and Listed Building regulations.

(j) SE/05/00428/LBCALT, Manor Farm House, Manor Road, Longfield Hill. Single storey side/rear extension including partial demolition of existing rear lobby.

RESOLVED: That,
no objection be raised to application SE/05/00428/LBCALT, Manor Farm House, Manor Road, Longfield Hill for a single storey side/rear extension including partial demolition of existing rear lobby provided that it complies with Green Belt and Listed Building regulations.

5. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

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 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 was requested to consider whether it wished to alter its decision.

RESOLVED: That,
the Committee's comments be amended inasmuch as: no objection be raised to application SE/05/00055/CONVAR, Carill, Church Road for the variation of Conditions 2 and 7 of planning permission SE/04/1915/FUL in respect of time limits.

At this point in the meeting certain members of the public were speaking and generally disrupting the meeting and it was

RESOLVED: That,
at 10.55a.m. the meeting be adjourned until such time as it could be resumed without disruption and that the remaining items on the agenda be deferred to the next meeting.

The meeting resumed at 10.56a.m.

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

The Committee NOTED 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 Committee NOTED that the next formal stage will involve publication of and consultation on Proposed Modifications to the Structure Plan along with the Council's Statement of Decisions on the Panels recommendations and 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.

The Committee considered the Sevenoaks District Local Development Framework Sustainability Appraisal (SA) Scoping Report.

RESOLVED: That,
the Sevenoaks District Local Development Framework Sustainability Appraisal (SA) Scoping Report be noted.

9. Sevenoaks District Countryside Assessment

The Committee NOTED that the Countryside Assessment has been adopted as Supplementary Planning Guidance by Members and will be used, where applicable, in assessing planning applications.

10. Telecommunications Masts

The Committee NOTED a letter received by Dr Howard Stoate MP from the Office of the Deputy Prime Minister regarding the planning controls over telecommunications masts.

11. Member Engagement in Planning Matters

The Committee NOTED information received from the Local Government Association regarding Member engagement in planning matters.

RESOLVED: That,
further advice be sought from Sevenoaks District Council in order that a formal procedure may be adopted by the Parish Council.

12. Date of next meeting

Wednesday 23rd March 2005 commencing at 10.00a.m. Site inspections will commence at 9.15a.m. or earlier depending on the number of visits required.

11.10. a.m.

Signed:.....
Chairman

Date:.....