

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
29th MARCH 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)
Cllr Mrs M Solman

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

1. Apologies

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

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 10th March 2005 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. Cllr Mr J Gaywood declared a personal interest in planning application SE/04/02788/FUL, Woodside, Ash Road as the owner of the neighbouring property is an acquaintance 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. Three members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) DA/05/TEMP/0008, Playing fields at existing Axton Chase School, Main Road, Longfield. Outline application for a new secondary school incorporating two special schools and community facilities. Keyworker housing to be provided in separate building adjacent to school. There will be new hard play areas and existing playing fields are to be upgraded and reorganised with new fencing.

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

Cllr Mrs Oxtoby spoke in favour of the application.

Mrs Grindall Spoke in favour of the application.

RECOMMENDED: That,
a letter be sent to Kent County Council informing them that the Committee supports the need for a new school and the community facilities to be provided but is concerned that the proposed housing would be too dense and would have a detrimental effect on local facilities. The Committee is also concerned about the implications that the development would have on the Green Belt. The Committee feels that the Youth Centre currently situated on the Axton Chase School site is a valuable asset to the local community and is concerned that this facility will be lost.

(b) SE/04/02788/FUL, Woodside, Ash Road. AMENDED CONSULTATION: Retrospective demolition of building and replacement building for equestrian use (land west and land south of Woodside). Full plans now submitted.

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

Mrs Crosby spoke in favour of the application.

RESOLVED: That,
no objection be raised to application SE/04/02788/FUL, Woodside, Ash Road. AMENDED CONSULTATION: Retrospective demolition of building and replacement building for equestrian use (land west and land south of Woodside) subject to a condition being imposed that on completion of the work, the existing shed shown on the block plan submitted with the application, labelled 'for possible demolition' should be demolished and removed.

Cllr Harris had previously declared a personal interest in application SE/04/03077/FUL, Orchard-Lea.

RESOLVED: That,
Cllr Gaywood be appointed Chairman of the meeting during discussion and voting on the planning application for Orchard-Lea.

(c) 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. Amended plans received 21/02/05 and 04/03/05. Additional drawings have been received on 04/03/05 showing street scene and sections A-A and C-C, to be read in conjunction with revised drawings received 21/02/05.

RESOLVED: That,
an objection be raised to application 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. Additional drawings received on 04/03/05 showing street scene and sections A-A and C-C to be read in conjunction with revised drawings received 21/02/05. The Committee stands by its previous comments inasmuch 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 from the Green Belt. And 4) the boundaries shown on the plans appear to be incorrect.

(d) SE/05/00334/FUL, 28, Chantry Avenue. AMENDED CONSULTATION – INFORMATION ONLY: Conservatory extension to side of existing dwelling.

RESOLVED: That,
the amendment to application SE/05/00334/FUL, 28, Chantry Avenue for conservatory extension to side of existing dwelling be noted.

(e) SE/05/00530/FUL, South View, Church Road. Proposed extension to right hand side of property replacing existing conservatory.

RESOLVED: That,
no objection be raised to application SE/05/00530/FUL, South View, Church Road, proposed extension to right hand side of property, subject to compliance with Green Belt regulations.

(f) SE/05/00534/FUL, The Shaw, Ash Road. First floor side extension above garage.

RESOLVED: That,
no objection be raised to application SE/05/00534/FUL, The Shaw, Ash Road for a first floor side extension above garage, subject to compliance with Green Belt regulations.

5. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

| Application no | Site | Description and SDC decision | HPC comment |
|---------------------|----------------------------|---|--|
| SE/04/03205/FUL | Ballaarat, Woodland Avenue | Ground floor rear extension, new pitch roof over existing flat roof, enlarge existing rear dormer. GRANTED | No objection |
| SE/05/00055/CO NVAR | Carill, Church Road | Variation of conditions 2 and 7 of planning permission SE/04/1915/FUL in respect of time limits. GRANTED | Hartley Parish Council object to the application as it supports the District Council in attaching conditions and feels that they should remain. 10/03/05 – Amended to no objection. |

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

The Committee NOTED a letter received from Sevenoaks District Council stating that the above application has been treated as withdrawn and accordingly no further action will be taken on it.

7. Appeals

The Committee NOTED the following appeal decision:

Appeal Ref: APP/G2245/A/04/1157996

Application No: SE/04/00644/FUL

Site: Glebe Cottage, Ash Road

Development: Erection of a part single and part 2 storey extension.

SUMMARY OF DECISION: The appeal is dismissed.

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

The Committee NOTED a letter received from Sevenoaks District Council setting out a timetable for the completion of the Statement of Community Involvement (SCI), based on a timetable set out in the Local Development Scheme.

9. Date of next meeting

Monday 11th April 2005 commencing at 10.00a.m. Site inspections will commence at 9.15a.m. or earlier depending on the number of visits required.

11.26. a.m.

Signed:.....
Chairman

Date:.....

