

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
11th April 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

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

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/05/00767/FUL, The Lodge, Manor Drive and SE/05/00805/FUL, Orchard House, Ash Road.

1. Apologies

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

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 29th March 2005 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Mr M Harris declared a personal interest in agenda item 4, planning application SE/05/00805/FUL, Orchard House, Ash Road as he had been contacted by the owner of Orchard House prior to this meeting.

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. No members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/05/00661/FUL, 50, Springcroft. Rear single storey sun lounge to rear of garage.

RESOLVED: That,
no objection be raised to application SE/05/00661/FUL, 50, Springcroft for a rear single storey sun lounge to rear of garage.

(b) SE/05/00678/FUL, Grey Stones, Church Road. Single storey extension to rear, demolition of garage and car port to side.

RESOLVED: That,
no objection be raised to application SE/05/00678/FUL, Grey Stones, Church Road for a single storey extension to rear and demolition of garage and car port to side provided that it complies with Green Belt regulations.

(c) SE/05/00697/FUL, Georgia, Gresham Avenue. First floor rear extension to dormer to form en-suite.

RESOLVED: That,
no objection be raised to application SE/05/00697/FUL, Georgia, Gresham Avenue for a first floor rear extension to dormer to form en-suite.

(d) SE/05/00734/FUL, The Cottage, Hartley Bottom Road. 2 storey rear extension, reconstruction of single storey wing with increased ridge height and internal alterations.

RESOLVED: That,
no objection be raised to application SE/05/00734/FUL, The Cottage, Hartley Bottom Road for a 2 storey rear extension, reconstruction of single storey wing with increased ridge height and internal alterations provided that it complies with Green Belt regulations.

(e) SE/05/00755/FUL, Haesleholt, Ash Road. Garage with games room over.

RESOLVED: That
no objection be raised to application SE/05/00755/FUL, Haesleholt, Ash Road for a garage with games room over.

(f) SE/05/00767/FUL, The Lodge, Manor Drive. Single storey to rear. Extend veranda and include porch. Enlarge front bay. Erect garage and shed.

RESOLVED: That,
no objection be raised to application SE/05/00767/FUL, The Lodge, Manor Drive for a single storey to rear. Extend veranda and include porch. Enlarge front bay and erect garage and shed provided that it complies with Green Belt regulations.

(g) SE/05/00782/FUL, Applewood, Gorse Way. Addition of 5 dormer windows. New bathroom to detached bungalow.

RESOLVED: That,
no objection be raised to application SE/05/00782/FUL, Applewood, Gorse Way for the addition of 5 dormer windows and a new bathroom to detached bungalow.

(h) SE/05/00805/FUL, Orchard House, Ash Road. Erection of extension and alterations.

RESOLVED: That,
an objection be raised to application SE/05/00805/FUL, Orchard House, Ash Road for the erection of extension and alterations, on the grounds that the property appears to have been enlarged in excess of the 50% limit, allowable under Green Belt regulations and therefore the Committee feels that any further extension would be in breach of Green Belt regulations.

5. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

Application	Site	Description	Decision	HPC Comment
SE/04/00859/FUL	Southdown, Manor Drive	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.	Refused	Hartley Parish Council objected to the application.
SE/04/02843/FUL	Kilndown, Gorsewood Road	Demolition of existing dwelling and erection of two detached dwelling houses.	Refused	Hartley Parish Council objected to the application.
SE/05/00041/FUL	19, Dickens Close	Single storey car port to front of existing garage.	Granted	No objection
SE/05/00093/FUL	The Cottage, Hartley Bottom Road	Erection of two-storey rear extension and alterations to fenestration on front and rear elevations. Installation of three velux rooflights in rear roof slope. Increase in ridge height of ground floor extension.	Refused	No objection subject to compliance with Green Belt regulations.
SE/05/00195/FUL	Burnt Ash, Gorsewood Road	Erection of first floor front extension over garage, front porch and rear conservatory on the two chalet houses. Amendments to planning permission SE/04/1860/FUL which approved demolition of existing detached bungalow and detached garage and erection of two chalet houses and attached garages.	Granted	No objection
SE/05/00213/FUL	10, Dickens Close	Two-storey and single storey side and single storey rear extensions.	Granted	No objection
SE/05/00214/FUL	16, Springcroft	Erection of a rear conservatory.	Granted	No objection

SE/05/00288/FUL	Cedars, Gorse Way	Single storey front and rear extension.	Granted	No objection
SE/05/00334/FUL	28, Chantry Avenue	Conservatory extension to side of existing dwelling.	Granted	No objection
SE/05/00382/FUL	6, Culvey Close	Single storey flank extension.	Granted	No objection

6. Appeals

(a) Appeal Ref: APP/G2245/A/05/1176347

Application no: SE/04/02564/OUT

Site: Baldwins Yard, Hartley Hill

Development: Outline planning permission for 4 no. houses on present car breakers yard.

The Committee NOTED that an appeal has been lodged against the refusal of planning permission for the development described above and that the starting date for the appeal was the 14th March 2005.

The Committee also NOTED that the appeal will be dealt with by an exchange of written representations.

(b) Appeal Ref: APP/G2245/A/04/1167368

Application no: SE/04/01607/FUL

Site: Telecomms Equipment, Gay Dawn Farm, Old Downs.

Development: Installation of 20m lattice mast, with 6 no. antennae and 4 no transmission dishes with equipment compound.

The Committee NOTED that the Inquiry into the above appeal will be held on the 17th January 2006 and will be heard at the All Saints Church Centre, Ash Road, Hartley, commencing at 10.00a.m.

7. Planning Enforcements

The Committee NOTED a letter received from the Senior Investigation Officer at Sevenoaks District Council following an enquiry regarding the garage building at the rear of The Beeches, Church Road.

The Committee NOTED that as the building exceeds 4 metres in height, it requires the benefit of planning permission and the owner of the property has been requested to submit a planning application to the District Council.

8. Date of next meeting

Tuesday 26th April 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 10.25 a.m.

Signed:.....
Chairman

Date:.....

