

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
26th April 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford (arrived at 10.02)  
Cllr Mr A Barnett  
Cllr Mr J Gaywood  
Cllr Mr M Harris (arrived at 10.02)  
Cllr Mr B Ramsay (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/05/00788/FUL, The Laurels, Woodland Avenue and SE/05/00841/FUL, St. Margarets, Church Road.

**1. Apologies**

Apologies had been received from Cllr Mr L Abraham, Cllr Mrs Y Coutts and Cllr Mrs M Solman.

**2. Minutes of the previous meeting**

RESOLVED: That,  
the minutes of the meeting of the Planning Committee held on 11th April 2005 be approved and signed as a correct record.

**3. Declarations of Interest**

There were no declarations of interest.

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/05/00530/FUL, South View, Church Road. AMENDED CONSULTATION: Proposed extension with roof extension over to replace existing conservatory and the installation of dormer windows in the roof at front and rear. Revised description of proposal. (This is for clarification purposes only. The drawings as originally submitted on 2nd March 2005 have not been altered.)**

RESOLVED: That,  
the revised description of the proposal for application SE/05/00530/FUL, South View, Church Road from 'Proposed extension to right hand side of property, replacing existing conservatory' to 'Proposed extension with roof extension over to replace existing conservatory and the installation of dormer windows in the roof at front and rear be noted.

The revised description was for clarification purposes only and the drawings originally submitted on 2nd March 2005 have not been altered.

**(b) SE/05/00788/FUL, The Laurels, Woodland Avenue. Demolition of existing detached house and double garage. Replacing with 3 no. three bedroom detached houses.**

RESOLVED: That,

An objection be raised to application SE/05/00788/FUL, The Laurels, Woodland Avenue for the demolition of existing detached house and double garage. Replacing with 3 no. three bedroom detached houses on the following grounds:

- 1) The proposed application would result in overdevelopment of the site and would be detrimental to the amenities of the neighbouring properties resulting in loss of light and privacy.
- 2) The proposed development would be out of keeping with the street scene and would result in cramped development.
- 3) The Committee feels that the size of the proposed garden for Plot 1 would be inadequate and would not provide a sufficient quality of living environment.
- 4) The Committee feels that the proposed parking facilities are inadequate. There is no turning space shown on the plans for plots 2 and 3 and the Committee feels that this could cause a danger to users of the highway. The site is located on a bend on a narrow road, which is also a bus route and the Committee is of the opinion that the lack of parking facilities could increase parking on the road, creating further danger to users of the highway.

**(c) SE/05/00823/FUL, Cheslyne, Manor Drive. Boundary wall and railing to front elevation.**

RESOLVED: That,

an objection be raised to application SE/05/00823/FUL, Cheslyne, Manor Drive for boundary wall and railing to front elevation on the following grounds:

- 1) The proposed wall and railing would be out of character with the street scene as neighbouring properties have respected the protected nature of the 2 metre wide verge.
- 2) The Committee is concerned that the foundations of the proposed wall could affect the roots of trees believed to be covered by a Tree Preservation Order.
- 3) There is an existing problem of flooding in this area which the Committee is concerned could be exacerbated by the erection of a boundary wall.

**(d) SE/05/00841/FUL, St. Margarets, Church Road. Erection of a detached house.**

RESOLVED: That,

an objection be raised to application SE/05/00841/FUL, St. Margarets, Church Road for the erection of a detached house on the following grounds:

- 1) The proposed application would create back land development.
- 2) The proposed development would have a cramped appearance and would be detrimental to the visual character of the area.
- 3) The Committee supports the appeal decision of the Planning Inspector on the previous application for the erection of a single detached house on the site and feels that the creation of tandem development should be resisted.

**(e) SE/05/00870/FUL, Dulce Domum, Gorsewood Road. Stable and tack room.**

RESOLVED: That

no objection be raised to application SE/05/00870/FUL, Dulce Domum, Gorsewood Road for a stable and tack room provided that it conforms with Green Belt regulations and that a condition be imposed stating that the proposed building may not be used for any other purpose than stabling horses.

## 5. Planning Decisions

The following planning decision was RECEIVED and NOTED:

Application	Site	Description	Decision	HPC Comment
SE/05/00293/REN EW	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).	Granted	No objection

## 6. Appeals

The Committee NOTED the following appeal decision:

(a) Appeal Ref: APP/G2245/A/04/1151837

Application no: SE/04/00322/FUL

Site: Amberley, Ash Road

Development: Demolition of existing dwelling and erection of four semi-detached dwelling houses.

SUMMARY OF DECISION: The appeal is dismissed.

## 7. Planning for Gypsy and Traveller Sites ODPM Consultation Paper December 2004.

RESOLVED: That the report of the Strategic Services Director at Sevenoaks District Council to the Environment Select Committee summarising the main points of the draft circular and the key changes be noted.

The report commented on the implications of the draft circular in the determination of planning applications and on the need to include new planning policies to deal with Gypsy and Traveller sites in the Local Development Framework (LDF) and the Committee supports the District Council's views.

The report did not cover the wider issues relating to Gypsy and Traveller sites that face the District.

## 8. Planning Enforcement Changes and Parish/Town Council Satisfaction Questionnaire 2004.

RESOLVED: That, the letter received from Sevenoaks District Council advising of planning enforcement changes effective from 1st April 2005 and the results of the Parish/Town Council Satisfaction Questionnaire 2004 be noted and that an item be placed in the next edition of the Parish Council's newsletter detailing the changes.

**9. Date of next meeting**

Thursday 12th May 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 10.50 a.m.

Signed:.....  
Chairman

Date:.....