

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
12th May 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
Cllr Mr C Alford
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)
5 members of the public

Before the start of the meeting, Members of the Committee inspected the application sites SE/05/00967/OUT, Hill Crest, Ash Road, SE/05/00978/FUL, The Beeches, Church Road and SE/05/01057/FUL, Kim-Hawk, Gorsewood Road.

1. Apologies

There were no apologies.

2. Election of Chairman

RESOLVED:

On the proposal of Cllr Alford and seconded by Cllr Gaywood that Cllr Ramsay be elected Chairman of the Planning Committee until the Annual Meeting of the Council in May 2006.

3. Election of Vice-Chairman

RESOLVED:

On the proposal of Cllr Abraham and seconded by Cllr Gaywood that Cllr Harris be elected Vice Chairman of the Planning Committee until the Annual Meeting of the Council in May 2006.

4. Review Terms of Reference

RESOLVED:

On the proposal of Cllr Alford and seconded by Cllr Gaywood that the Terms of Reference of the Planning Committee as attached as Appendix 1 to these minutes be adopted and that the Clerk be requested to take advice from Sevenoaks District Council and KAPC regarding public consultation, in order that a formal procedure may be adopted by the Parish Council.

5. Minutes of the previous meeting

RESOLVED: That,

the minutes of the meeting of the Planning Committee held on 26th April 2005 be approved and signed as a correct record.

6. Declarations of Interest

Cllr Gaywood declared a personal interest in agenda item 7, planning application SE/05/00967/OUT, Hill Crest, Ash Road as his private residence is nearby the property and he also knows the owner.

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. 1 member of the public expressed a wish to make a representation and this was noted by the Chairman.

7. Planning applications

(a) SE/05/00967/OUT, Hill Crest, Ash Road. Erection of 2 dwellings at rear of property.

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

Mrs Roberts spoke in favour of the application.

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/05/00967/OUT, Hill Crest, Ash Road for the erection of 2 dwellings at the rear of the property on the grounds that:

- 1) The proposed development would create back land development.
- 2) The proposed development would result in overdevelopment of the site and would be detrimental to the amenities of the neighbouring property to the south, resulting in loss of light and privacy.
- 3) The Committee feels that the proposed parking facilities would be insufficient and there would be no turning area. The narrow access to the development is also considered inadequate.
- 4) The Committee feels that the proposed development would be inappropriate and detrimental to the location, adjacent to the Green Belt

(b) SE/05/00978/FUL, The Beeches, Church Road. Construction of a pitched tiled roof to detached outbuilding in place of flat sheet material roof.

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

Mrs Roberts spoke in favour of the application.

RESOLVED: That,
An objection be raised to application SE/05/00978/FUL, The Beeches, Church Road for the construction of a pitched tiled roof to detached outbuilding in place of flat sheet material roof on the grounds that: 1) The Committee is concerned that the proposed ridge height contravenes Green Belt regulations and 2) the Committee has concerns over the proposed utilisation of the outbuilding inasmuch as it should not be used for habitable accommodation.

(c) SE/05/01057/FUL, Kim-Hawk, Gorsewood Road. Extension of existing house to both sides.

RESOLVED: That,
no objection be raised to application SE/05/01057/FUL, Kim-Hawk, Gorsewood Road for the extension of existing house to both sides.

8. Planning Enforcements

The Committee NOTED a report on The Anchorage, Ash Road detailing that, as a result of an enquiry, the Parish Council had contacted the Enforcement Department at the District Council regarding the removal of trees at the front of the property and what appeared to be widening of the access following the approval of a planning application for the erection of a single storey garage extension to the front of the property.

The Committee noted that the Enforcement Officer had inspected the site and advised the Parish Council that there was no condition attached to the planning consent preventing the removal of trees and that the access is not being widened but that the wall has been temporarily removed for ease of access during the construction of the garage extension and will be replaced once building has been completed. Therefore, there is no enforcement action to be taken.

9. Planning Appeals

The Committee NOTED the following appeal decision:

Appeal Ref: APP/G2245/A/04/1159790

Application No: SE/04/00964

Site: Hartley Post Office, Ash Road

Development: Demolition and replacement of the existing outbuilding barn with a similar single storey building to serve as a residential annexe.

The condition in dispute is condition no 3 which states that 'this permission shall enure for the benefit of the applicant and immediate family only and for such a period of time as they may be controlling the letting of the premises. The permission shall not enure for the benefit of the land nor any other person or persons for the time being having an interest in the land.'

SUMMARY OF DECISION: The appeal is allowed and the planning permission varied in the terms set out in the Formal Decision.

10. Minerals and Waste Discussion Pack

The Committee had been requested to consider a letter and discussion pack received from Kent County Council requesting the Parish Council's views on minerals and waste issues.

RESOLVED: That, this item be deferred until the next meeting of the Planning Committee.
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11. Date of next meeting

Thursday 26th 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 10.42 a.m.

Signed:.....
Chairman

Date:.....

Appendix 1 PLANNING COMMITTEE

Terms of Reference

- (1) To respond on behalf of the Council to requests from the local planning authorities for comments on planning applications, tree preservation orders and breaches of planning control.
- (2) Where appropriate, prepare for the Council, grounds for supporting the local planning authority in any planning appeals against refusal of planning permission.
- (3) To advise the Council on all planning matters including changes to the Development Plan.
- (4) To respond on behalf of the Council to applications for the transfer of Justices' Licences and Gaming Permits

Delegated Powers

- (1) To determine and submit the Council's observations on planning applications, applications concerning tree preservation orders and breaches of planning control.
- (2) To undertake such action, publicity and consultations considered necessary to provide residents with an opportunity to make representations on planning applications and other planning matters.
- (3) To appoint working groups to research and advise the Committee on planning applications and appeals.

As approved by Council on 12th May 2003 and amended by Council on 10th November 2003. Confirmed at the Annual Meeting on 10th May 2004.

