

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

Present: Cllr Mr L Abraham
Cllr Mr C Alford
Cllr Mr J Gaywood
Cllr Mrs M Solman

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

Before the start of the meeting, a Member of the Committee inspected the application sites SE/05/01057/FUL, Kim-Hawk, Gorsewood Road, SE/05/01106/FUL, Kilndown, Gorsewood Road, SE/05/01124/FUL, 31, Fairby Lane and SE/05/01225/FUL, 3, Merton Avenue.

1. Election of Chairman

The Assistant Clerk reported that as apologies had been received from both the Chairman and Vice-Chairman of the Planning Committee it was necessary to elect a Chairman for the duration of the meeting.

RESOLVED:

On the motion of Cllr Gaywood and seconded by Cllr Mrs Solman that Cllr Alford be elected Chairman of the Planning Committee for the duration of the meeting.

2. Apologies

Apologies had been received from Cllr Barnett, Cllr Mrs Coutts, Cllr Harris and Cllr Ramsay.

3. Minutes of the previous meeting

RESOLVED: That,

the minutes of the meeting of the Planning Committee held on 12th May 2005 be approved and signed as a correct record.

4. 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. 1 member of the public expressed a wish to make a representation and this was noted by the Chairman.

5. Planning applications

(a) SE/05/01057/FUL, Kim-Hawk, Gorsewood Road.

AMENDED CONSULTATION: Amended plans for extension of existing house to both sides and a single storey rear extension.

RESOLVED: That,

no objection be raised to application SE/05/01057/FUL, Kim-Hawk, Gorsewood Road, in respect of amended plans received 09/05/05.

(b) SE/05/01106/FUL, Kilndown, Gorsewood Road. Demolition of dwelling and erection of 2 detached dwellings.

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

Mrs Sharp asked whether any representations had been received from neighbours and the Chairman replied that none had been received by the Parish Council.

RESOLVED: That,
an objection be raised to application SE/05/01106/FUL, Kilndown, Gorsewood Road for the demolition of dwelling and erection of 2 detached dwellings on the following grounds:
1) Overdevelopment of the site, 2) The bulk of the proposed houses with the lack of space on either side would give the appearance of terracing and 3) The proposed roofline would overpower neighbouring properties.

(c) SE/05/01124/FUL, 31, Fairby Lane. Amendment to approved plans SE/02/02113 with additional first floor extension over garage.

RESOLVED: That,
no objection be raised to application SE/05/01124/FUL, 31, Fairby Lane, in respect of an additional first floor extension over an already approved garage but the Committee wishes to express its concern that the proposed 2 storey extension would appear to extend right up to the boundary.

(d) SE/05/01224/FUL, Windycote, Gresham Avenue. Proposed first floor front extension over previously approved garage.

RESOLVED: That,
no objection be raised to application SE/05/01224/FUL, Windycote, Gresham Avenue for a proposed first floor extension over previously approved garage.

(e) SE/05/01225/FUL, 3, Merton Avenue. Demolition of existing single storey rear extension and erection of single storey rear extension to form kitchen extension/dining area and wc.

RESOLVED: That,
no objection be raised to application SE/05/01225/FUL, 3, Merton Avenue for the demolition of existing single storey rear extension and erection of single storey rear extension to form kitchen extension/dining area and wc.

(f) SE/05/TEMP/0013, Milestone School, Ash Road, New Ash Green. Provision of new modular building to accommodate 3 classrooms and ancillary spaces for post 16 pupils.

RESOLVED: That,
no objection be raised to application SE/05/TEMP/0013, Milestone School, Ash Road, New Ash Green for the provision of new modular building to accommodate 3 classrooms and ancillary spaces for post 16 pupils provided that a condition is imposed requiring the modular building to be removed and the site restored within 6 months of the completion of works on site.

6. Planning Decisions

The following planning decisions were RECEIVED and NOTED:

Application	Site	Description	Decision	HPC Comment
SE/05/00254/FUL	Orange Hill Cottage, Hartley Bottom Road	First floor side extension to provide bedroom accommodation.	Granted	No objection provided that it complies with Green Belt regulations.
SE/05/00321/FUL	Erclei, Ash Road	Single storey rear conservatory extension.	Refused	No objection subject to Green Belt regulations.
SE/05/00393/FUL	White Stock, Ash Road	Demolition of the existing house and erection of a detached five bedroom house and detached garage, as amended by letter dated 12/02/05.	Granted	No objection
SE/05/00426/FUL	Manor Farm House, Manor Road, Longfield Hill	Single storey side/rear extension including partial demolition of existing rear lobby.	Granted	No objection provided that it complies with Listed Building and Green Belt regulations.
SE/05/00534/FUL	The Shaw, Ash Road	First floor side Extension above garage.	Refused	No objection subject to Green Belt regulations.
SE/05/00782/FUL	Applewood, Gorse Way	Addition of 5 no dormer windows and new bathroom to detached bungalow.	Granted	No objection
SE/05/00823/FUL	Cheslyne, Manor Drive	Boundary wall and railing to front elevation.	Refused	Hartley Parish Council objects 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) HPC is concerned that the foundations of the proposed wall could affect the roots of trees believed to be

				covered by a TPO. 3) There is an existing problem of flooding in this area which the PC is concerned could be exacerbated by the erection of a boundary wall.
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7. SE/05/00332/FUL, Kinnerton, Ash Road. Demolish existing dwelling and build replacement and garage.

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

8. SE/05/00755/FUL, Haesleholt, Ash Road. Garage with games room over.

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

9. Planning Enforcements

Wishwell, Gorsewood Road.

The Committee NOTED a letter received from the Senior Investigation Officer at Sevenoaks District Council regarding an area of raised decking constructed at the rear of the above property.

The Committee NOTED that because this construction has a volume, it requires the benefit of planning permission and the Senior Investigation Officer has requested that a planning application is submitted by the resident.

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,
the Chairman of the Planning Committee, Cllr Ramsay, be requested to complete the questionnaire on the Council's behalf.

11. Date of next meeting

To be confirmed

12. 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 last meeting of the Planning Committee the above planning application was considered and the following comments returned:

'Hartley Parish Council objects to the application on the grounds that:

- 1) The Council is concerned that the proposed ridge height contravenes Green Belt regulations and 2) the Council has concerns over the proposed utilisation of the outbuilding inasmuch as it should not be used for habitable accommodation'.

The Chairman advised the Committee that an e mail had been received from the Planning Officer at Sevenoaks District Council asking whether the Parish Council would reconsider its decision. The reason for this was that the Planning Officer was of the view that as the roof is in place it would not be expedient to take enforcement action to seek its demolition, particularly having regard to the fact that the building is

screened by trees and no comments had been received from nearby residents, who had been consulted. The Planning Officer further suggested that a condition be imposed to ensure that the extra floorspace is only used ancillary to the dwelling.

The Committee considered the recommendation notes from the Planning Officer and

RESOLVED: that,
in the light of the views of the Planning Officer, the Parish Council's objection be withdrawn but he be advised that the condition added to any consent notice should make it clear that the additional floor space above the garage must not be used as habitable accommodation.

The meeting closed at 11.a.m.

Signed:.....
Chairman

Date:.....