

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
1st JULY 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Barnett
Cllr Mr J Gaywood
Cllr Mr M Harris
Cllr Mr B Ramsay (Chairman)

In attendance: Mrs Hoad (Clerk)
4 members of the public

Before the start of the meeting, Members of the Committee inspected the application sites SE/05/01376/FUL, Wishwell, Gorsewood Road; SE/05/01538/FUL , 5 Culvey Close; SE/05/01554/FUL, 5 Dickens Close and SE/05/01579/FUL, 24 Dickens Close.

1. Apologies

Apologies had been received from Cllr Abraham, Cllr Alford, Cllr Mrs Coutts and Cllr Mrs Solman.

2. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 10th June 2005 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Mr B Ramsay declared a personal and prejudicial interest under minute item 4 in respect of the planning applications SE/05/01554/FUL at 5 Dickens Close and SE/05/01579/FUL at 24 Dickens Close, as his private residence is located in Dickens Close and withdrew from meeting during discussion and voting on the matter .

Cllr Mr J Gaywood declared a personal interest under minute item 4 in respect of planning application SE/05/01538/FUL at 5 Culvey Close, as the applicant resides next door to a personal friend of Cllr Gaywood.

Cllr Mr A Barnett declared a personal interest under minutes 4 in respect of planning application SE/05/01502/FUL at Annett, Gorsewood Road as the applicant is a personal friend of Cllr Barnett.

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

4. Planning applications

(a) SE/05/01376/FUL, 31 Parkfield House, Ash Road. Single storey front garage extension and two storey side and rear extension.

RESOLVED: That, no objection be raised in respect of application SE/05/01376/FUL, 31 Parkfield, Ash Road for a single storey front garage extension and two storey side and rear extension.

(b) SE/05/01386/FUL, Wishwell, Gorsewood Road. Retention of decking and boundary fence to rear of house.

RESOLVED: That, no objection be raised in respect of application SE/05/01386/FUL, Wishwell, Gorsewood Road for the retention of decking and boundary fence to rear of house.

(c) SE/05/01428/FUL, Baldhu, Manor Drive. Roof extension incorporating new dormers.

RESOLVED: That, no objection be raised in respect of application SE/05/01428/FUL, Baldhu, Manor Drive for a roof extension incorporating new dormers.

(d) SE/05/01434/FUL, Merrywigs, Gorse Way. Erection of conservatory to side elevation.

RESOLVED: That, (1) no objection be raised in respect of application SE/05/01434/FUL, Merrywigs, Gorse Way for the erection of conservatory to side elevation and (2) Sevenoaks District Council be informed that the existing garage located to the front of the partially constructed conservatory has been omitted from drawing number ILE/06/05/05.

(e) SE/05/01502/FUL, Annett, Gorsewood Road. Loft conversion forming bedrooms 4 & 5 both with ensuite.

RESOLVED: That, no objection be raised in respect of application SE/05/01502/FUL, Annett, Gorsewood Road for a loft conversion forming bedrooms 4 and 5 both with ensuite.

(f) SE/05/01538/FUL, 5 Culvey Close. Erection of a part single and part two storey rear extension.

Mr Middlemiss spoke against the application.

RESOLVED: That, an objection be raised in respect of application SE/05/01538/FUL, 5 Culvey Close on the grounds of over development of the site and loss of neighbours amenities.

(g) SE/05/01554/FUL, 5 Dickens Close. First floor dormer extensions to both sides of the dwelling.

Mrs Wilton spoke against the application.

RESOLVED: That, an objection be raised in respect of the application SE/05/01554/FUL, 5 Dickens Close for first floor dormer extensions to both sides of the dwelling on the grounds of loss of neighbours amenities and invasion of privacy.

(h) SE/05/01579/FUL, 24 Dickens Close. Demolition of domestic garage and erection of single storey side and part rear extension.

RESOLVED: That, an objection be raised in respect of application SE/05/01579/FUL, 24 Dickens Close, for the demolition of domestic garage and erection of single storey side and part rear extension on the grounds that the proposed development would result in a loss of parking facilities.

5. Planning Decisions

RESOLVED: That, the following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
SE/04/02952/FUL	Hemesleys Livery Stable, Ash Road	Erection of a new detached Manager's Cottage for existing livery stables. REFUSED	HPC has no objection to the application provided that it complies with Green Belt regulations and that a condition be attached stating that under no circumstances should any further building be permitted to extend the building or to take in the outbuildings. The Council would also ask that a condition be imposed stating that the cottage could not be sold off as a separate building with curtilage.
SE/05/00267/FUL	Old Downs, Castle Hill	Ground floor extension to form bedroom, first floor extension to form staff room. GRANTED	No objection subject to compliance with Green Belt regulations.
SE/05/00661/FUL	50, Springcroft	Rear single storey sun lounge to rear of garage. GRANTED	No objection.
SE/05/00697/FUL	Georgia, Gresham Avenue	First floor rear extension to dormer to form en-suite. GRANTED	No objection.
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. GRANTED	No objection providing it complies with Green Belt regulations.
SE/05/00805/FUL	Orchard House, Ash Road	Erection of extension and alterations. REFUSED	HPC objects to the application 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 Council considers that any further extension

			would be in breach of Green Belt regulations.
SE/05/00870/FUL	Dulce Domum, Gorsewood Road	Stable and tack room. GRANTED	No objection provided that it conforms to 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.
SE/05/00978/FUL	The Beeches, Church Road	Construction of a pitched tiled roof to detached outbuilding in place of flat sheet material roof. GRANTED	HPC 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. <i>N.B Following contact from the Planning Officer the Parish Council subsequently withdrew its objection but requested that a condition be added to any consent notice making it clear that the additional floorspace above the garage must not be used as habitable accommodation.</i>
SE/05/01224/FUL	Windycote, Gresham Avenue	Construction of a first floor front extension. GRANTED	No objection

6. SE/05/00767/FUL, The Lodge, Manor Drive. Single storey to rear, extend veranda & include porch. Enlarge front bay. Erect garage and shed.

RESOLVED: That, a letter received from Sevenoaks District Council confirming that planning application SE/05/00767/FUL at The Lodge, Manor Drive has been treated as withdrawn and accordingly no further action will be taken on it be received and noted.

7. 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, a letter received from Sevenoaks District Council confirming that planning application SE/05/00788/FUL at The Laurels,

Woodland Avenue has been treated as withdrawn and accordingly no further action will be taken on it be received and noted.

8. SE/05/01057/FUL, Kim-Hawk, Gorsewood Road. Extension of existing house to both sides and a single storey rear extension. As amended by plans and letter received 09/05/05.

RESOLVED: That, a letter received from Sevenoaks District Council confirming that planning application SE/05/01057/FUL at Kim-Hawk, Gorsewood Road has been treated as withdrawn and accordingly no further action will be taken on it be received and noted.

9. SE/05/01443/DETAIL, 22 Northfield. Details pursuant to condition 2 (materials) of SE/04/00456.

RESOLVED: That, notification received from Sevenoaks District Council in respect of the approval of details pursuant to condition 2 (materials) on planning application SE/05/01443/DETAIL at 22 Northfield be noted.

10. Planning Appeals

RESOLVED: That, the following appeal decision be noted:

Appeal Ref: APP/G2245/A/04/1171446

Application No: SE/04/02212/FUL

Site: Wild Acre, Church Road

Development: Single storey infill extension at the rear of the property.

SUMMARY OF DECISION: The appeal is dismissed.

11. Tree Preservation Orders

The Committee examined the extent of tree preservation order, as shown on drawing number T664, on an area of woodland located off Downs Valley. The Committee noted with some concern that the trees on the site for the proposed telecommunication mast and base station, currently the subject of appeal reference APP/G2245/A/04/1167368, were not covered by the existing tree preservation order and this being the case, were potentially at risk from being felled in order to provide sufficient space for the proposed development.

RESOLVED: That, Hartley Parish Council makes representation to Sevenoaks District Council to extend the existing Tree Preservation Order on the area of wood, marked A1 on drawing number T664, located opposite Downs Valley, to protect the trees on the site of the proposed telecommunication and base station, the subject of planning application SE/04/01607/FUL.

12. Sevenoaks District Council Local Development Framework – Planning for People

It was reported that in December 2004 the District Council had requested comments on the first draft Statement of Community Involvement, entitled Planning for People. The District Council has completed its first draft of "Planning for People" and the document has been submitted to the Planning Inspectorate for examination of its soundness. As part of the examination process, Sevenoaks District Council is giving residents another opportunity to comment during the six week period from 6th June to midnight on 18th July 2005.

RESOLVED: That, the submission draft "Planning for People", May 2005 be noted.

13. Date of Next Meeting

Friday 15th July 2005 commencing at 10.00 a.m. Site inspections will commence at 9.15a.m. or earlier depending on the number of visits required.

The meeting closed at 11.05.a.m.

Signed:.....
Chairman

Date:.....