

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

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

In attendance: Mrs Gilder (Assistant Clerk)
1 member of the public

Before the start of the meeting, Members of the Committee inspected the application sites SE/05/01637/FUL, Chestnuts, Quakers Close and 05/01875/WTPO, St. Margaret, Manor Drive.

1. Apologies

Apologies had been received from Cllr Abraham, Cllr Alford, Cllr Barnett, 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 28th July 2005 be approved and signed as a correct record.
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3. Declarations of Interest

Cllr Mr M Harris declared a personal interest under minute item 4 in respect of the planning application 05/01875/WTPO, St. Margaret, Manor Drive as the owner is a personal friend.

Cllr Mr Gaywood declared a personal interest under minute item 4 in respect of the planning application SE/05/00967/OUT at Hillcrest, Ash Road as his private residence is located nearby.

Cllr Mr B Ramsay declared a personal and prejudicial interest under minute item 4 in respect of the planning application SE/05/01554/FUL at 5 Dickens Close, as his private residence is located in Dickens Close.

For information purposes only:

It was reported that negotiations had taken place between the owners of 5 Dickens Close and their immediate neighbours and that the proposed windows looking into neighbours habitable rooms have now been omitted from the application.

Therefore, it was noted that the Committee's previous comment that it had 'no objection subject to a condition being imposed that the windows that look into habitable rooms should be obscure glazed' is no longer relevant. As no further discussion or voting took place on the matter it was not necessary for Cllr Ramsay to withdraw from the 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/05/00132/FUL, 1, The Parade, Ash Road. Retention of refrigeration unit (extractor fan and housing).

RESOLVED: That,
no objection be raised to application SE/05/00132/FUL, 1, The Parade, Ash Road for the retention of refrigeration unit (extractor fan and housing).

(b) SE/05/00841/FUL, St. Margarets, Church Road. AMENDED CONSULTATION – INFORMATION ONLY. Erection of detached house.

RESOLVED: That,
the Committee's previous objections be reinforced in as much as an objection be raised to application SE/05/00841/FUL, St. Margarets, Church Road for the erection of a detached house on the grounds that 1) The proposed application would create backland development. 2) The proposed development would have a cramped appearance and would be detrimental to the visual character of the area and 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 considers that the creation of tandem development should be resisted.

(c) SE/05/00967/OUT, Hill Crest, Ash Road. AMENDED CONSULTATION – INFORMATION ONLY. Erection of 2 dwellings at rear of property.

RESOLVED: That,
the Committee's previous objections be reinforced in as much as an objection be raised to application SE/05/00967/OUT, Hill Crest, Ash Road for the erection of 2 dwellings at rear of 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. 3) The Committee considers that the proposed parking facilities would be insufficient and the narrow access to the development is considered to be inadequate. 4) The Committee considers that the proposed development would be inappropriate and detrimental to the location, adjacent to the Green Belt.

(d) SE/05/01106/FUL, Kilndown, Gorsewood Road. AMENDED CONSULTATION: Demolition of dwelling and erection of 1 detached dwelling. *Amended plans show the deletion of one of two new proposed dwellings.*

RESOLVED: That,
an objection be raised to application SE/05/01106/FUL, Kilndown, Gorsewood Road for the demolition of dwelling and erection of 1 detached dwelling as detailed in the amended plans showing the deletion of one of two new proposed dwellings on the grounds that the proposed dwelling is not the original chalet bungalow detailed in the outline planning consent. The Committee stands by its comments on the previous application at this site SE/04/00566/OUT inasmuch as it has no objection to the demolition of the existing bungalow and construction of two chalet bungalows with integral garages.

(e) SE/05/01554/FUL, 5, Dickens Close, AMENDED CONSULTATION: First floor dormer extensions to both sides of the dwelling. *Amended scheme with alterations to window positioning.*

In view of the fact that the issue over the windows looking into neighbour's habitable rooms has now been resolved following discussions between the applicants and

their neighbours resulting in the windows being omitted from the plans, the Committee's previous concern that the windows be obscure glazed is no longer relevant and therefore the Committee has no objection to the application.

(f) SE/05/01637/OUT, Chestnuts, Quakers Close. Erection of detached 3 bed house.

RESOLVED: That,
no objection be raised to application SE/05/01637/OUT, Chestnuts, Quakers Close for the erection of a detached 3 bed house provided that it meets with the approval of the Highways Department.

(g) SE/05/01639/FUL, Somerleyton, Merton Avenue. AMENDED CONSULTATION: Demolition of existing dwelling and erection of two detached houses as an amendment to SE/05/00293/RENEW. *New plan shows position of garages in relation to Merton Avenue.*

RESOLVED: That,
no objection be raised to application SE/05/01639/FUL, Somerleyton, Merton Avenue amended consultation for the demolition of existing dwelling and erection of two detached houses as an amendment to SE/05/00293/RENEW new plans showing position of garages in relation to Merton Avenue.

(h) SE/05/01820/FUL, South View, Church Road. Proposed replacement conservatory (to same footprint as existing) and provision of 5 no. dormer windows replacing existing velux rooflights.

RESOLVED: That,
no objection be raised to application SE/05/01820/FUL, South View, Church Road for a proposed replacement conservatory (to same footprint as existing) provided that it complies with Green Belt regulations but that an objection be raised to the application for the provision of 5 no. dormer windows replacing existing velux rooflights on the grounds that the Committee is concerned that it will contravene Green Belt regulations.

(i) SE/05/01864/FUL, Wild Garth, Fairby Lane. Two storey extension.

RESOLVED: That,
no objection be raised to application SE/05/01864/FUL, Wild Garth, Fairby Lane for a two storey extension.

(j) SE/05/01898/FUL, Cedars, Gorse Way. Single storey front extension and alterations.

RESOLVED: That,
no objection be raised to application SE/05/01898/FUL, Cedars, Gorse Way for a single storey front extension and alterations.

(k) 05/01875/WTPO, St Margaret, Manor Drive. Removal of Ash tree.

RESOLVED: That,
an objection be raised to application 05/01875/WTPO, St Margaret, Manor Drive for the removal of an Ash tree on the grounds that the Committee considers that the tree should be cleared of ivy in order that a proper assessment may be carried out and on the basis of this assessment the tree should be pollarded if considered necessary.

5. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/05/01538/FUL	5, Culvey Close	Erection of a part single and part two storey rear extension. GRANTED	HPC objects on the grounds of overdevelopment of the site and loss of neighbour's amenities
SE/05/01579/FUL	24, Dickens Close	Demolition of domestic garage and erection of single storey side and part rear extension. GRANTED	HPC objects on the grounds of loss of parking facilities.

6. SE/05/01445/DETAIL, Springfield, Church Road. Details pursuant to condition 2 (materials) of SE/04/00874.

RESOLVED: That, notification received from Sevenoaks District Council in respect of the approval of details pursuant to condition 2 (materials) on planning application SE/04/00874, Springfield, Church Road be noted.

7. SE/05/01452/DETAIL, Land north of 72, Caxton Close. Details pursuant to condition 2 (materials) of SE/04/02492/FUL.

RESOLVED: That, notification received from Sevenoaks District Council in respect of the approval of details pursuant to condition 2 (materials) on planning application SE/04/02492/FUL, Land north of 72, Caxton Close be noted.

8. Date of Next Meeting

Thursday 1st September 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 11.05.a.m.

Signed:.....
Chairman

Date:.....

