

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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25th August 2005

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Thursday 1st September 2005 commencing at 10.00 a.m. at the Pavilion, Manor Field.

Yours sincerely

Helen Gilder
Assistant Clerk to the Council

Note: Members of the Committee to assemble in the Pavilion at 9.15 a.m. in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

AGENDA

1. **Apologies**
To receive apologies for absence
2. **Minutes of the previous meeting**
To approve the minutes of the meeting of the Planning Committee held on 12th August 2005. (Circulated).
3. **Declarations of Interest**
To receive Members declarations of interest.
4. **Planning Applications**
To consider the following applications:

Application no	Site	Description
SE/05/01376/FUL	Parkfield House, Ash Road	AMENDED CONSULTATION: Single storey front garage extension and two storey side and rear extension. Amended plans received with letter dated 03/08/05. <i>Amended scheme received 5/8/05 after concerns from the Tree Officer.</i>

SE/05/01984/FUL	Kinnerton, Ash Road	Demolish existing dwelling and build replacement dwelling and garage.
SE/05/01986/LDCEX	1, The Parade, Ash Road	Use of garage as storage.
SE/05/02030/FUL	Orchard House, Ash Road	Erection of extension and alterations. (Revised scheme – Option 1).
SE/05/02031/FUL	Orchard House, Ash Road	Erection of extension and alterations. (Revised scheme – Option 3)
SE/05/02050/FUL	Prospect Lodge, Gorse Way	Demolition of existing dwelling and erection of 4 replacement dwellings.
SE/05/02101/FUL	Hartley Post Office, Ash Road	Demolition of the existing residential bungalow and replacement with a new house (part 2 storey and part single storey). Amendment to earlier permission SE/03/01316.

5. Tree Preservation Order

To consider a formal notice from Sevenoaks District Council with regard to a Tree Preservation Order at Monksilver, Ash Road.

The Order took effect, on a provisional basis on 4th August 2005 and will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever first occurs.

Objections or other comments should be received by the District Council, in writing by 5th September 2005.

6. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/04/02788/FUL	Woodside, Ash Road	Retrospective demolition of building and replacement building for equestrian use (land west and land south of Woodside), as amended by plan received with letter dated 4/3/05. GRANTED	HPC objects on the grounds that the enforcement order requesting that the existing building be removed does not appear to have been abided by, the land is in the Green Belt and the Council feels that there is insufficient information on the

			use, size and access to the proposed building. 29/03/05 No objection subject to a condition being imposed that on completion of the work, the existing shed shown on the block plan submitted with the application, labelled 'for possible demolition' should be demolished and removed
SE/05/01316/FUL	Glebe Cottage, Ash Road	Erection of a two storey extension. GRANTED	No objection provided that it complies with Green Belt regulations
SE/05/01386/FUL	Wishwell, Gorsewood Road	Retention of decking and adjacent boundary fence to rear of house. GRANTED	No objection
SE/05/01428/FUL	Baldhu, Manor Drive	Roof extension incorporating new dormers. GRANTED	No objection
SE/05/01554/FUL	5, Dickens Close	First floor dormer extensions to both sides of the dwelling. Amended scheme with alterations to window positioning. GRANTED	HPC OBJECTS on the grounds of loss of neighbours amenities and invasion of privacy. Amended consultation 28/07/05 No objection.
SE/05/01631/FUL	Woodley, Larks Field	Erection of a detached conservatory. REFUSED	No objection

SE/05/01656/FUL	Stoneleigh, Ash Road	Single storey rear extension including conservatory and formation of new kitchen.	No objection
		GRANTED	
SE/05/01684/FUL	Grafton House, Ash Road	Erection of a conservatory.	No objection
		GRANTED	
SE/05/01719/FUL	40, Billings Hill Shaw	Construction of a new boundary wall.	No objection subject to a condition being imposed to ensure that the proposed landscaping works are carried out.
		GRANTED	
SE/05/01779/FUL	The Bradings, Church Road	Single storey rear extension.	No objection
		GRANTED	

7. SE/015/01885/DETAIL, White Stock, Ash Road. Details pursuant to condition 11 (Surface Water Drainage) of planning permission SE/05/00393

To note that Sevenoaks District Council has approved the details described above, in accordance with the application and plans submitted therewith, unconditionally.

8. Planning Enforcements

Land east of 23 Pitfield

To note a letter from the District Council regarding conditions 2 (levels) and 4 (landscaping) imposed on planning permission SE/04/02324/FUL.

The Planning Enforcement Administrator has requested that the details required are submitted, in writing, together with any relevant drawings or samples, within 28 days of the date of her letter.

9. Member Engagement in Planning Matters

At the meeting of the Planning Committee held on 10th March 2005, the Clerk was requested to seek further advice on member engagement in planning matters to assist the Parish Council in the adoption of a formal procedure.

The Committee is requested to note a letter received from Sevenoaks District Council (circulated) in response to the Clerk's enquiry and to consider a course of action.

10. Gravesham Local Development Framework – Draft Statement of Community Involvement.

To consider Gravesham Borough Council's draft Statement of Community Involvement which is on deposit for public comment for 6 weeks until 30th September. (Circulated) This document sets out the Borough Council's strategy for public involvement for the various stages in the preparation of the Gravesham

Local Development Framework and sets out how the public will be involved when the Council receives planning applications.

Hartley Parish Council has been consulted as an adjoining Parish Council.

Comments must be received at Gravesham Borough Council by 5p.m. on 30th September 2005.

11. SE/05/01871/KCCRG3, Milestone School, Ash Road. Alterations and extensions to the existing school building to provide additional accommodation and external works to form new car park and play areas.

To note a letter from Sevenoaks District Council detailing its comments to Kent County Council on the above planning application. (Circulated).

12. Part 2 Consultation on the South East Plan: Sept 5th – Oct 17th 2005

The Regional Assembly consulted on general policies (Part One) of the South East Plan between January and April earlier this year. The Assembly have now requested further planning advice from KCC and Medway Council to be submitted by 9th December.

The public consultation will last from 5th September to 17th October 2005, and public meetings have been arranged jointly with each District Council during this period.

The Committee is requested to note correspondence received from Kent County Council giving details of the Part 2 Consultation on the South East Plan (circulated) and to consider the County Council's invitation for a representative from the Parish Council to attend the area meeting in Sevenoaks on Wednesday 5th October 2005.

13. Date of next meeting

List of circulated documents

In order to reduce the amount of photo copying in respect of the background papers relating to this agenda, only members of the committee have been provided with copies of certain documents. Should any member of the Council require copies of the following documents, please contact the Clerk.

Copies of all documents listed below are available for inspection in the Parish Office

1. Minutes of the meeting held on 12th August 2005
2. Letter from Sevenoaks District Council dated 16th August 2005 re Member engagement in planning matters.
3. Gravesham Local Development Framework – Draft Statement of Community Involvement.
4. Letter from Sevenoaks District Council dated 17th August 2005 re Milestone School planning application.
5. Letter from KCC dated 22nd August 2005 re Part 2 Consultation on the South East Plan.

Committee membership

Cllr Abraham

Cllr Alford

Cllr Barnett (ex officio)

Cllr Mrs Coutts

Cllr Gaywood (ex officio)

Cllr Harris

Cllr Ramsay

Cllr Mrs Solman