

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

Present: Cllr Mr C Alford
Cllr Mr A Barnett
Cllr Mrs Y Coutts (Arrived at 10.10a.m.)
Cllr Mr M Harris
Cllr Mr J Gaywood
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman

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

Before the start of the meeting, Members of the Committee inspected the application site SE/05/02050/FUL, Prospect Lodge, Gorse Way

1. Apologies

No apologies had been received.

2. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 12th August 2005 be approved and signed as a correct record.
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3. Declarations of Interest

There were no declarations of interest.

For information only:

At a previous Planning Committee meeting Cllr Harris had declared a personal interest in planning application SE/05/00805/FUL, Orchard House, Ash Road as he had been contacted by the owner of the property prior to the meeting.

Cllr Harris explained that it was not necessary for him to declare an interest in agenda item 4, planning applications, SE/05/02030/FUL and SE/05/02031/FUL, Orchard House, Ash Road at this meeting as he has had no further contact with the applicants since the submission of the previous application.

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. 4 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, Parkfield, Ash Road. AMENDED CONSULTATION. Single storey front garage extension and two storey side and rear extension. Amended plans received with letter dated 3.8.05. Amended scheme received 5/8/05 after concerns from the Tree Officer.

RESOLVED: That,
no objection be raised to the amended scheme received on 5/8/05 after concerns from the Tree officer on application SE/05/01376/FUL, Parkfield, Ash Road for a single storey front garage extension and two storey side and rear extension.

(b) SE/05/01984/FUL, Kinnerton, Ash Road. Demolish existing dwelling and build replacement dwelling and garage.

At the Chairman's invitation Mrs Stubbs expressed her views on the application.

RESOLVED: That,
an objection be raised to application SE/05/01984/FUL, Kinnerton, Ash Road to demolish the existing dwelling and build a replacement dwelling and garage on the following grounds:

- 1) The proposed application would result in overdevelopment of the site and would be detrimental to the location, adjacent to the Green Belt.
- 2) The size and height of the proposed dwelling would result in overshadowing of the bungalow to the north incurring loss of light and privacy.
- 3) The Committee is concerned that the access to the proposed development would be inadequate.
- 4) The proposed application would create back land development as it would be substantially larger than the original dwelling.
- 5) The proposed development would be detrimental to the amenities of neighbouring properties.

(c) SE/05/01986/LDCEX, 1, The Parade, Ash Road. Use of garage as storage.

RESOLVED: That,
an objection be raised to application SE/05/01986/LDCEX, 1, The Parade, Ash Road for use of the garage as storage as the Committee supports the District Council in its refusal of a previous application and subsequent appeal for change of use of the garage.

(d) SE/05/02030/FUL, Orchard House, Ash Road. Erection of extension and alterations. (Revised scheme – Option 1).

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

Joanne Taylor spoke in favour of the application.

RESOLVED: That,
no objection be raised to application SE/05/02030/FUL, Orchard House, Ash Road for the erection of extension and alterations (revised scheme – Option 1) subject to compliance with Green Belt regulations.

(e) SE/05/02031/FUL, Orchard House, Ash Road. Erection of extension and alterations (Revised scheme – Option 3).

RESOLVED: That,
no objection be raised to application SE/05/02031/FUL, Orchard House, Ash Road for the erection of extension and alterations (revised scheme – Option 3) subject to compliance with Green Belt regulations although Option 1 is the Committee's preferred option due to the lower roof line.

(f) SE/05/02050/FUL, Prospect Lodge, Gorse Way. Demolition of existing dwelling and erection of 4 replacement dwellings.

The Committee noted that one written representation had been received from a member of the public objecting to the application.

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

Mrs Cory spoke against the application.

Donna King spoke against the application.

Jill Bartley spoke against the application.

RESOLVED: That,
an objection be raised to application SE/05/02050/FUL, Prospect Lodge, Gorse way for the demolition of existing dwelling and erection of 4 replacement dwellings on the following grounds:

- 1) The application would result in gross overdevelopment of the site and create back land development out of character with neighbouring properties.
- 2) The proposed development would be detrimental to the street scene and to the amenities of neighbouring properties.
- 3) Gorse Way is a narrow road with limited parking and the proposed development would lead to an increase in the volume of traffic.
- 4) The Committee is concerned that the creation of two additional access points to the site would cause a danger to users of the highway.
- 5) The proposed development would increase the amount of built form and hard standing and reduce trees and vegetation. The Committee is concerned that mature trees may be damaged/removed.
- 6) The proposed development would be in front of the existing building line.
- 7) The proposed development would be likely to create an undesirable precedent for further back land development.
- 8) The proposed development does not comply with PPG3.

(g) 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).

RESOLVED: That,
no objection be raised to application SE/05/02101/FUL, Hartley Post Office, Ash Road for the 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

The Committee considered 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.

RESOLVED: That,
no objection be raised to a Tree Preservation Order at Monksilver, Ash Road and that a letter in support of the Order be sent to Sevenoaks District Council.

6. Planning decisions

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

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

7. SE/05/01885/DETAIL, White Stock, Ash Road. Details pursuant to condition 11 (surface water and drainage) of planning permission SE/05/00393.

RESOLVED: That, notification received from Sevenoaks District Council in respect of the approval of details pursuant to condition 11 (surface water and drainage) of planning permission SE/05/00393, be noted.

8. Planning Enforcements

Land east of 23, Pitfield.

RESOLVED: That, A letter from Sevenoaks District Council regarding conditions 2 (levels) and 4 (landscaping) imposed on planning permission SE/04/02324/FUL, Land east of 23, Pitfield, be noted.

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

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 was requested to note a letter received from Sevenoaks District Council in response to the Clerk's enquiry and to consider a course of action.

RESOLVED: that, Cllr Ramsay put forward for consideration at the next meeting a draft change to the Planning Committee's Terms of Reference to include pre planning application discussions at Planning Committee meetings.

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

The Committee considered Gravesham Borough Council's draft Statement of Community Involvement which is on deposit for public comment for 6 weeks until 30th September 2005. 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.

RECOMMENDED: That,
Gravesham Borough Council's draft Statement of Community Involvement be noted and that the Clerk be requested to write to Gravesham Borough Council to inform them that the Parish Council welcomes their proposals and requesting that the Parish Council continues to be consulted.

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.

RESOLVED: That,
a letter received from Sevenoaks District Council detailing its comments to Kent County Council on the above planning application be noted.

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

RESOLVED: That,
correspondence received from Kent County Council giving details of the Part 2 Consultation on the South East Plan be noted and that the Clerk be requested to contact KCC to confirm that Cllrs Gaywood and Ramsay will be attending the area meeting in Sevenoaks on Wednesday 5th October 2005.

13. Date of Next Meeting

To be confirmed.

The meeting closed at 11.35.a.m.

Signed:.....
Chairman

Date:.....

