

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
22nd SEPTEMBER 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
Cllr Mr A Barnett
Cllr Mr M Harris (Chairman)
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, Members of the Committee inspected the application sites SE/05/02231/FUL, Merrywood Cottage, Fairby Lane and SE/05/1871, Milestone School, Ash Road.

1. Apologies

Apologies had been received from Cllr Mr C Alford, Cllr Mrs Y Coutts and Cllr Mr B Ramsay.

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 1st September 2005 be approved and signed as a correct record.

3. 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. No members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/05/01639/FUL, Somerleyton, Merton Avenue. AMENDED CONSULTATION – INFORMATION ONLY. Demolition of existing dwelling and erection of two detached houses as an amendment to SE/05/00293/RENEW. As amended by plan received 30/08/05. *New plan shows position of garages in relation to Merton Avenue.*

RESOLVED: That,
the new plan for application SE/05/01639/FUL, Somerleyton, Merton Avenue, demolition of existing dwelling and erection of two detached houses as an amendment to SE/05/00293/RENEW, showing the position of garages in relation to Merton Avenue, be noted.

(b) SE/05/01864/FUL, Wild Garth, Fairby Lane. AMENDED CONSULTATION – INFORMATION ONLY. Two storey extension. *Change in window position.*

RESOLVED: That,
the change in window position on application SE/05/01864/FUL, Wild Garth, Fairby Lane, for a two storey extension be noted.

(c) SE/05/02224/CONVAR, 5, Culvey Close. Installation of door & attached window in west facing wall of single storey rear extension.

The Committee noted that 1 letter of representation had been received from a member of the public.

RESOLVED: That,
an objection be raised to application SE/05/02224/CONVAR, 5, Culvey Close, installation of door & attached window in west facing wall of single storey rear extension, on the grounds that the proposed door and window will be detrimental to neighbours amenities incurring loss of privacy.

(d) SE/05/02202/FUL, 44, Chantry Avenue. Single storey rear extension.

RESOLVED: That,
no objection be raised to application SE/05/02202/FUL, 44, Chantry Avenue for a single storey rear extension.

(e) SE/05/02231/FUL, Merrywood Cottage, Fairby Lane. Demolition of rear terrace, basement store/garage & detached garage; erection of front entrance porch, rear conservatory and enlarged terrace with garage/workshop/store below.

RESOLVED: That,
no objection be raised to application SE/05/02231/FUL, Merrywood Cottage, Fairby Lane for the demolition of rear terrace, basement store/garage & detached garage; erection of front entrance porch, rear conservatory and enlarged terrace with garage/workshop/store below provided that it complies with Green Belt regulations.

(f) SE/05/02261/LBCALT, Manor Farm House, Manor Road, Longfield Hill. Works to existing sunroom including reconstructing existing flat roof to form tiled pitched roof, replacement of existing windows with sash windows and repair/replacement of post supports.

RESOLVED: That,
no objection be raised to application SE/05/02261/LBCALT, Manor Farm House, Manor Road, Longfield Hill for works to the existing sunroom including reconstructing existing flat roof to form tiled pitched roof, replacement of existing windows with sash windows and repair/replacement of post supports provided that it complies with Green Belt and Listed Building regulations.

(g) SE/05/02262/FUL, Manor Farm House, Manor Road, Longfield Hill. Reconstruction of flat roof to pitched roof with tiles, replacement of existing windows with sash windows and repair/replacement of post supports to existing sunroom.

RESOLVED: That,
no objection be raised to application SE/05/02262/FUL, Manor Farm House, Manor Road, Longfield Hill for reconstruction of flat roof to pitched roof with tiles, replacement of existing windows with sash windows and repair/replacement of post supports to existing sunroom.

(h) SE/05/1871, 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. *Further information submitted.*

The Committee considered the further information submitted and after some discussion

RESOLVED: That,
no objection be raised to application SE/05/1871, Milestone School, Ash Road for alterations and extensions to the existing school building to provide additional accommodation and external works to form new car park and play areas as the Committee fully supports the proposed building programme but that an objection be raised on the grounds of highway considerations (specifically access).

5. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/05/00132/FUL	1, The Parade, Ash Road	Retention of refrigeration unit (extractor fan and housing) GRANTED	No objection
SE/05/00841/FUL	St Margarets, Church Road	Erection of detached house. REFUSED	Hartley Parish Council objects on the following grounds: 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) HPC 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. Amended consultation – information only 29/07/05. HPC stands by its previous comments.

SE/05/01639/FUL	Somerleyton, Merton Avenue	Demolition of existing dwelling and erection of two detached houses as an amendment to SE/05/00293/RENEW. As amended by plan received 30/08/05. GRANTED	Amended consultation 28/07/05 – no objection. Previously objected on the grounds that the proposed garages would be in front of the existing building line and detrimental to the street scene.
SE/05/01685/FUL	Silvercrest, Church Road	Conversion of garage to habitable room & proposed rear extension. As amplified by plan received 24/08/05. GRANTED	No objection subject to a condition being imposed requiring that adequate parking be provided within the curtilage.
SE/05/01698/FUL	Land adj to Chatenay, Manor Drive	Retrospective application for construction of chalet bungalow and detached garage. (Amendment to SE/03/00820). GRANTED	No objection
SE/05/01864/FUL	Wild Garth, Fairby Lane	Two storey extension. Amended scheme received 30/08/05. GRANTED	No objection

6. Planning Enforcements

(a) Land north of 72, Caxton Close.

RESOLVED: That, a letter received from the District Council regarding planning application SE/05/02175/DETAIL relating to conditions be received and noted.

(b) St. Margarets, Church Road

RESOLVED: That a letter received from the District Council regarding conditions 7 (parking) and 9 (landscaping) imposed on planning application SE/03/01672, be received and noted.

(c) Springfield, Church Road

RESOLVED: That, a letter received from the District Council regarding condition 3 (landscaping) imposed on planning permission SE/04/00874/FUL, be received and noted.

7. Planning Appeals

Appeal Ref: APP/G2245/A/04/1167368

Site: Gay Dawn Farm, Old Downs, Hartley

Proposal: Installation of 20m lattice mast with 6 no antennae and 4 no transmission dishes with equipment compound.

RESOLVED: That,

i) a letter received by the District Council from Harlequin informing them that their client Orange PCS has formally withdrawn the above appeal and,

ii) a letter received from the District Council advising that the appeal has been withdrawn by the appellants and that therefore the Inspectorate will be taking no further action in the matter and the Inquiry booked for 17th January 2006 has been cancelled, be received and noted.

(b) Appeal Ref: APP/G2245/A/05/1186415

Application no: SE/05/00805/FUL

Site: Orchard House, Ash Road

Proposal: Erection of extension and alterations

The appeal will be heard at a Hearing which will include a site inspection. A date for this will be advised in due course.

RESOLVED: That,

the above appeal, lodged against the refusal of planning permission SE/05/00805/FUL, Orchard House, Ash Road, for the erection of extension and alterations be noted.

8. Kent Minerals and Waste Development Framework.

The Committee considered a letter received from Kent County Council inviting the Parish Council to participate in an online consultation on the 'Issues and Options' that will impact on the Kent Minerals and Waste Development Framework.

RECOMMENDED: That,

the Clerk be requested to accept the invitation received from Kent County Council to participate in an online consultation on the 'Issues and Options' that will impact on the Kent Minerals and Waste Development Framework.

9. Proposed Changes to Regional Planning Guidance for the South East (RPG9) – Waste and Minerals.

The Committee Considered the Proposed Changes to Regional Planning Guidance for the South East (RPG9) – Waste & Minerals.

RECOMMENDED: That,

the Clerk be requested to return the following comment on Policy W16: Waste Transport Infrastructure 2.111: The Parish Council objects to the proposal as it does not consider that waste management facilities should be sited in the Green Belt, Areas of Outstanding Natural Beauty or National Parks.

10. Consultation on the South East Plan: Employment, Housing and Infrastructure in Kent.

RESOLVED: That,

the Consultation on the South East Plan: Employment, Housing and Infrastructure in Kent be noted.

11. Kent and Medway Structure Plan – Consultation on Proposed Modifications: 15 September to 27 October 2005

Due to the size of this document it was not possible to circulate it with the agenda, The Chairman reminded Members that the document could be viewed on Kent County Council's website or alternatively at the Parish Office.

RESOLVED: That,
Members who had not already done so, arrange to view the document and any comments arising be brought to the next planning meeting for consideration by the Committee.

12. Date of Next Meeting

Thursday 6th October 2005 commencing at 10.00a.m. Site inspections will commence at 9.15 or earlier depending on the number of visits required.

The meeting closed at 11.13.a.m.

Signed:.....
Chairman

Date:.....