

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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16th September 2005

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Thursday 22nd 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 1st September 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/05/01639/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. <i>New plan shows position of garages in relation to Merton Avenue.</i>

SE/05/01864/FUL	Wild Garth, Fairby Lane	AMENDED CONSULTATION – INFORMATION ONLY. Two storey extension. <i>Change in window position.</i>
SE/05/02224/CONVAR	5, Culvey Close,	Installation of door & attached window in west facing wall of single storey rear extension.
SE/05/02202/FUL	44, Chantry Avenue	Single storey rear extension.
SE/05/02231/FUL	Merrywood Cottage, Fairby Lane	Demolition of rear terrace, basement store/garage & detached garage; erection pf front entrance porch, rear conservatory and enlarged terrace with garage/workshop/store below.
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.
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.
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. <i>Further information submitted.</i>

5. Planning Decisions

To receive and note the following planning decisions.

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 back land 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 feels that the creation of tandem development should be resisted. Amended consultation – information only 29/07/05. HPC stands by 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.	No objection subject to a condition being imposed requiring that adequate parking be provided within the curtilage.
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GRANTED

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).	No objection.
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GRANTED

SE/05/01864/FUL	Wild Garth, Fairby Lane	Two storey extension. Amended scheme received 30/08/05.	No objection.
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GRANTED

6. Planning Enforcements

(a) Land north of 72 Caxton Close

To note a letter from the District Council regarding planning application SE/05/02175/DETAIL relating to conditions.

(b) St. Margarets, Church Road

To note a letter from the District Council regarding conditions 7 (car parking) and 9 (landscaping) imposed on planning approval SE/03/01672/FUL.

(c) Springfield, Church Road

To note a letter from the District Council regarding condition 3 (landscaping) imposed on planning permission SE/04/00874/FUL.

7. Planning Appeals

(a) 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.

i) To note a letter received by the District Council from Harlequin informing them that their client Orange PCS Ltd has formally withdrawn the appeal for the above proposal.

ii) To note a letter from the District Council advising that the above appeal has been withdrawn by the appellants and therefore the Inspectorate will be taking no further action in the matter.

The Inquiry booked for 17th January 2006 has been cancelled.

(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.

To note that an appeal has been lodged against the refusal of planning permission for the above mentioned proposal.

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

8. Kent Minerals and Waste Development Framework.

To note 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. (Circulated)

The Committee is requested to consider whether to accept the invitation to participate in the online consultation.

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

To consider the Proposed Changes to Regional Planning Guidance for the South East. (Circulated)

Comments on the Proposed Changes are invited by Friday 11th November 2005.

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

To consider the consultation document - South East Plan: Employment, Housing and Infrastructure in Kent.

Comments should be received at Kent County Council by 5p.m. on Monday 17th October 2005.

The Plan may be viewed on Kent County Council's website at www.kent.gov.uk/seplan and can be viewed at the offices of Kent and Medway Councils, District Council offices in Kent and at all libraries in the County. Alternatively, the Plan may be viewed at the Parish Council Office.

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

To consider the Kent and Medway Structure Plan – Consultation on Proposed Modifications.

At this stage of the Structure Plan process, comments can only be made on the Proposed Modifications, or the fact that the Councils have not proposed a Modification recommend by the Panel. Comments cannot be made on the contents of the original Deposit Plan.

Any comments should be received by Kent County Council by Thursday 27th October 2005.

Due to the size of this document it has not been possible to circulate it with the Agenda. The Proposed Modifications may be viewed at www.kmsp.org.uk or alternatively at the Parish Office.

12. 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 1st September 2005
2. Letter from Kent County Council dated 1st September 2005.
3. Proposed Changes to Regional Planning Guidance for the South East (RPG9)- Waste and Minerals. (Circulated to Members only).

Committee membership

Cllr Abraham

Cllr Alford

Cllr Barnett (ex officio)

Cllr Mrs Coutts

Cllr Gaywood (ex officio)

Cllr Harris

Cllr Ramsay

Cllr Mrs Solman