

## HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad  
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30th September 2005

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Thursday 6th October 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.**

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### 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 22nd September 2005. (Annexed).

**3. Declarations of Interest**

To receive Members declarations of interest.

**4. Planning Applications**

To consider the following applications:

<b>Application no</b>	<b>Site</b>	<b>Description</b>
SE/05/02123/FUL	Kim-Hawk, Gorsewood Road	Two storey extension of existing house to both sides and a single storey rear extension.
SE/05/02300/FUL	The Clefts, Gorse Way	Garage extension to existing garage at side of house but detached.
SE/05/02334/FUL	Orchard-Lea, Church Road	Replacement dwelling.
SE/05/02354/FUL	41, Springcroft	Proposed roof extension to the rear. Two side dormer windows. Insertion of velux window.

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

The above planning application was considered at the meeting of the Planning Committee held on 22nd September 2005 and the following comments were submitted: 'Hartley Parish Council objects to the application on the grounds that the proposed door and window would be detrimental to neighbours amenities incurring loss of privacy.'

The Parish Office has received an email from the Planning Officer at Sevenoaks District Council advising that the proposed siting for the window and door is such that they look directly onto an existing 1.8m high fence on the shared boundary and as such only 20-30cm will be visible above this height. The Planning Officer does not consider that this will cause significant overlooking given the height of the fence and has been in contact with the applicant who has stated that they are willing to obscure glaze the door and window to mitigate any overlooking further.

In light of this information, the Committee is requested by the Planning Officer to reconsider its decision.

**6. SE/04/03077/FUL, Orchard-Lea, Church Road. Revised application for demolition of existing dwelling and erection of 2 detached dwellings, 2 garages and new access. Amended plans received 21/02/2005 & 04/03/2005.**

To receive and note a letter received from the District Council confirming that the above planning application has been treated as withdrawn and accordingly no further action will be taken on it.

**7. Planning Decisions**

To receive and note the following planning decisions.

<b>Application no</b>	<b>Site</b>	<b>Description and SDC decision</b>	<b>HPC comment</b>
SE/05/00967/OUT	Hill Crest, Ash Road	Erection of 2 dwellings at rear of property (as amended by revised drawing received on 30th June 2005).  REFUSED	HPC objects 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, resulting in loss of light and privacy. 3) The Council feels that the proposed parking facilities would be insufficient and there would be no turning area. The narrow access to the development is also considered inadequate. 4) The Council feels that the proposed development would be inappropriate and detrimental to the location, adjacent to the Green Belt. Amended consultation information only 27/07/05. HPC stands by previous comments.

SE/05/01106/FUL	Kilndown, Gorsewood Road	Demolition of dwelling and erection of 1 detached dwelling.  REFUSED	HPC objects on the following grounds: 1) Overdevelopment of the site, 2) The bulk of the proposed houses with the lack of space on either side would give the appearance of terracing and 3) the proposed roofline would overpower neighbouring properties. Amended consultation 02/08/05. HPC objects on the grounds that the proposed dwelling is not the original chalet bungalow detailed in the outline planning consent. The Council stands by its comments on the previous application at this site SE/04/00566/OUT in as much as it has no objection to the demolition of the existing bungalow and construction of two chalet bungalows with integral garages.
SE/05/01637/OUT	Chestnuts, Quakers Close	Erection of detached 3 bed house.  REFUSED	No objection provided that it meets with the approval of the Highways Department.
SE/05/01717/CON VAR	Carill, Church Road	Variation of conditions 2 and 7 of permission SE/04/01915/FUL as previously varied under SE/05/00055 to allow a further period of 6 months until 04/04/06 to comply with requirements for hard and soft landscaping.  GRANTED	No objection.
SE/05/01898/FUL	Cedars, Gorse Way	Single storey front extension and alterations.  GRANTED	No objection
SE/05/01986/LD CEX	1, The Parade, Ash Road	Use of garage as storage.  GRANTED	HPC objects as it supports the District Council in its refusal of a previous application and subsequent appeal for change of use of the garage.

## **8. Planning Enforcements**

Somerleyton, Merton Avenue

To receive and note a letter from the District Council regarding conditions 2 (materials), 6 (landscaping) and 7 (enclosures) imposed on the planning permission granted in respect of the above site.

## **9. Planning Appeals**

**Appeal Ref: APP/G2245/A/04/1168325**

**Site: Orchard-Lea, Church Road**

**Proposal: Demolition of existing dwelling and erection of 2 detached dwellings with 2 single garages.**

To receive and 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 due to be heard on 1st November 2005 has been cancelled.

## **10. Planning for Minerals and Waste in Kent. Issues and Options Papers.**

At the last meeting of the Planning Committee it was 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'.

The Committee is requested to consider the 'Minerals Issues and Options Paper' and the 'Waste Issues and Options Paper' and the questions contained therein (Annexed) which should be responded to online by Friday 21st October 2005.

## **11. Kent Minerals and Waste Development Framework (MWDF)**

**Supplementary Information: Interim Sustainability Appraisal (SA) Report.**

To consider the Kent Minerals and Waste Development Framework Interim Sustainability Appraisal (SA) Report which informs the existing 'Issues and Options' on line consultation exercise.

All responses to the SA Interim Reports should be received by Wednesday 2nd November 2005.

Due to the size of this document it has not been possible to circulate it with the agenda. The Reports may be viewed at [www.kent.gov.uk/mwdf](http://www.kent.gov.uk/mwdf) 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 22nd September 2005
2. Waste Issues and Options Paper (circulated to members of the Committee only)
3. Minerals Issues and Options Paper (circulated to members of the Committee 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