

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
21st OCTOBER 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr A Barnett
Cllr Mrs Y Coutts
Cllr Mr M Harris
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/05/02178/FUL, Perivale, Church Road.

1. Apologies

Apologies had been received from Cllr Mr L Abraham, Cllr Mr C Alford and Cllr Mr J Gaywood.

2. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 6th October 2005 be approved and signed as a correct record.
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3. Declarations of Interest

Cllr Mr B Ramsay declared a personal interest in planning application SE/05/02178/FUL, Perivale, Church Road as his private residence is in Dickens Close and several of his neighbours are affected by the proposed application.

Cllr Mr M Harris declared a personal interest in agenda item 7, Planning Enforcements, Scout Headquarters, Larkwell Lane due to his past association with the Scouting movement.

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. 7 members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/05/02178/FUL, Perivale, Church Road. Demolition of existing dwelling and outbuildings and construction of 4 detached dwellings and access.

The Committee noted that 6 written representations had been received from members 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.

Mr Cummins, Mr Menzies, Mr Miles, Mr Maisey, Mr Watson and Mr Shipston spoke against the application.

RESOLVED: That,
an objection be raised to application SE/05/02178/FUL, Perivale, Church Road for the demolition of existing dwelling and outbuildings and construction of 4 detached dwellings and access on the following grounds: 1) The proposal would result in a cramped overdevelopment of the site out of character with the locality. 2) The development would constitute an undesirable form of backland development served by sub-standard parking arrangements likely to result in noise and light disturbance to neighbouring properties. 3) The proposed development would be detrimental to the amenities of a large number of neighbouring properties resulting in a substantial loss of light and privacy. 4) The development would provide excessive hard landscaping which would result in a poor quality living environment. 5) The site is located on a busy road, close to an existing crossroads with a school nearby, and the Committee considers that the provision of an additional access to the site could cause a danger to users of the highway and the lack of parking facilities would be likely to increase the amount of parking on the road creating further danger to pedestrians and users of the highway. 6) The existing trees on the site have significant amenity value and their removal would result in loss of environment. 7) The removal of the more mature trees could adversely affect the foundations of neighbouring properties.

(b) SE/05/02435/FUL, The Laurels, Woodland Avenue. Demolition of existing detached house and double garage. Replacing with two four bed detached houses.

The Committee noted that 2 written representations had been received from members 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 Harrison spoke against the application.

RESOLVED: That,
an objection be raised to application SE/05/02435/FUL, The Laurels, Woodland Avenue for the demolition of existing detached house and double garage replacing with two four bed detached houses on the following grounds: 1) The proposed application would result in overdevelopment of the site and would be detrimental to the amenities of neighbouring properties resulting in loss of light and privacy. 2) The proposed development would be out of character with the street scene and would result in cramped development. 3) The proposed parking facilities are inadequate. 4) The site is located on a bend on a narrow road which is also a bus route. The proposed development would lead to an increase in traffic, and this along with the lack of parking facilities leading to a possible increase in parking on the road would create a further danger to users of the highway.

5. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/05/02031/FUL	Orchard House, Ash Road	Erection of extension and alterations (Revised scheme- Option 3) REFUSED	No objection subject to compliance with Green Belt regulations although Option 1 is the Committee's preferred option due to the lower roof line.

SE/05/02050/FUL	Prospect Lodge, Gorse Way	Demolition of bungalow; erection of four replacement detached 4-bed houses, two with integral garages and two to the rear with double garages; construction of access road. REFUSED	Object 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.
SE/05/02202/FUL	44, Chantry Avenue	Single storey rear extension. GRANTED	No objection

6. SE/05/02477/DETAIL, 1, The Parade, Ash Road. Details pursuant to condition 1 (details of enclosure) of SE/05/00132/FUL dated 7 September 2005.

RESOLVED: That, a letter received from Sevenoaks District Council stating that the details described above, in accordance with the application and plans submitted therewith have been approved unconditionally, be noted.

7. Planning Enforcements

Scout Headquarters Building, Larkwell Lane

RESOLVED: That,
a letter received from Sevenoaks District Council regarding a breach in conditions 6, 7 and 9 of planning permission SE/97/0212 be received and noted.

8. Planning Appeals

Appeal Ref: APP/G2245/00841/FUL

Site: St Margarets, Church Road

Proposal: Erection of detached house

Planning Application no: SE/05/00841/FUL

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

RESOLVED: That,
the above appeal against the decision of Sevenoaks District Council as Local Planning Authority to refuse planning permission for application SE/05/00841, St Margarets for the erection of a detached house, be noted.

9. Pre – production Consultation for the Dartford Town Centre Area Action Plan

RESOLVED: That,
the Pre-production Consultation for the Dartford Town Centre Area Action Plan 'Vision for Dartford – have your say' leaflet from Dartford Borough Council be received and noted.

10. Date of Next Meeting

Tuesday 1st November 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 10.30 a.m.

Signed:.....
Chairman

Date:.....