

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

Present: Cllr Mr M Harris
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/05/02536/FUL, The Cottage, Hottsfeld and SE/05/02893/FUL, Haesleholt, Ash Road.

1. Apologies

Apologies had been received from Cllr Mr C Alford, Cllr Mr A Barnett, Cllr Mrs Y Coutts and Cllr Mr J Gaywood.

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 21st October 2005 be approved and signed as a correct record.

3. Declarations of Interest

There were no declarations of interest.

4. Terms of Reference

The Committee considered a draft change to the Planning Committee's Terms of Reference as circulated with the agenda.

RESOLVED: That,
consideration of the draft change to the Committee's Terms of Reference be deferred until the next meeting of the Planning Committee and that the Guidelines on Procedure at Meetings of the Planning Committee as approved by Council on 7th February 2005 be reviewed at the next meeting.

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/05/02529/FUL, Ashton, Church Road. Single storey rear extension.

RESOLVED: That,
no objection be raised to application SE/05/02529/FUL, Ashton, Church Road for a single storey rear extension.

(b) SE/05/02536/FUL, The Cottage, Hottsfeld. Two storey side extension, move existing garage into front garden.

RESOLVED: That,
no objection be raised to application SE/05/02536/FUL, The Cottage, Hottsfeld for a two storey side extension but an objection be raised to the application to move the existing garage into the front garden on the following grounds 1) the proposed garage would extend considerably in front of the existing building line 2) the garage would be out of character with the street scene and detrimental to the existing wooded environment.

(c) SE/05/02593/FUL, Haesleholt, Ash Road. Garage with games room over.

RESOLVED: That,
no objection be raised to application SE/05/02593/FUL, Haesleholt, Ash Road for a garage with games room over.

(d) SE/05/02680/FUL, Ballantrae, Castle Hill. Single storey side extension.

RESOLVED: That,
no objection be raised to application SE/05/02680/FUL, Ballantrae, Castle Hill for a single storey side extension.

6. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/05/01820/FUL	South View, Church Road	Proposed replacement conservatory and five dormer windows. GRANTED	HPC has no objection to the proposed replacement conservatory (to same footprint as existing) provided that it complies with GB regulations but objects to the application for the provision of 5 no. dormer windows replacing existing velux rooflights on the grounds that the Council is concerned that it will contravene GB guidelines.
SE/05/02101/FUL	Hartley Post Office, Ash Road	Alterations and erection of single/first floor rear extension to bungalow attached to Post Office to form two storey three-bed dwelling with independent access from Ash Road, (amendment to 03/1316); erection of porch to detached bungalow to rear with independent access from Culvey Close (amendment to 04/0964) GRANTED	No objection

SE/05/02224/CO NVAR	5, Culvey Close	Installation of door & attached window in west facing wall of single storey rear extension. GRANTED	06/10/05 No objection provided that the door and window are obscure glazed. Previously objected on the grounds that the proposed door and window would be detrimental to neighbours incurring loss of privacy.
SE/05/02261/LBC ALT	Manor Farm House, Manor Road, Longfield Hill	Works to existing sun room including reconstructing existing flat roof to from tiled pitched roof, replacement of existing windows with sash windows and repair/replacement of post supports to existing sun room. GRANTED	No objection provided that it complies with GB and Listed Building regulations.
SE/05/02262/FUL	Manor Farm House, Manor Road, Longfield Hill	Works to existing sun room including reconstructing existing flat roof to from tiled pitched roof, replacement of existing windows with sash windows and repair/replacement of post supports to existing sun room. GRANTED	No objection provided that it complies with GB and Listed Building regulations.
SE/05/02300/FUL	The Clefts, Gorse Way	Garage extension to existing detached garage at side of house. GRANTED	No objection

7. Tree Preservation Order

Town and Country Planning Act 1990

Town and Country Planning (Trees) Regulations 1999

Sevenoaks District Council Tree Preservation Order No. 14, 2005

Gorse Way, Hartley, Kent

The Committee considered a formal Notice from Sevenoaks District Council advising that on the 11th October 2005, the District Council made the above Tree Preservation Order.

The Council have made the Order because of the contribution that the trees make to the local amenity.

The Order took effect on a provisional basis on 11th October 2005. It 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 the above application for Tree Preservation Order No.14,
2005 at Gorse Way.

8. Date of Next Meeting

Thursday 10th 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:.....