

## HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad  
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23rd November 2005

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Tuesday 29th November 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 10th November 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/05/02325/LDCEX	The Studio, Church Road	Lawful Development Certificate to retain existing use of outbuilding as a single dwelling.
SE/05/02824/FUL	33, Chantry Avenue	Single storey side extension & conversion of garage to habitable room.
05/02817/WTPO	43, Downs Valley	Reduction of Beech tree.
05/02819/WTPO	Reprise, Gorsewood Road	Reduction of Ash tree.

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

The above planning application was considered at the meeting of the Planning Committee held on 1st November 2005 and the following comments were submitted ‘Hartley Parish Council has no objection to the two storey side extension but objects to the application to move the existing garage in to the front garden on the following grounds: 1) The proposed garage would extend considerably in front of the existing building line and 2) The garage would be out of character with the street scene and detrimental to the existing wooded environment.’

The Parish Office received an email from the Planning Officer at Sevenoaks District Council asking the Parish Council to confirm that it would be happy to support delegated powers to refuse the application based on a continued objection from the Tree Officer regarding concerns that the proposed extension will pose a threat to the Copper Beech tree which has a Tree Preservation Order on it.

Following consultation with the Chairman of the Planning Committee, the Clerk contacted the Planning Officer and confirmed that the Parish Council would support the above request.

The Committee is requested to confirm the Clerk’s actions.

**6. Tree Preservation Orders**

**a) Town and Country Planning Act 1990  
Town and Country Planning (Trees) Regulations 1999  
Sevenoaks District Council Tree Preservation Order No. 12, 2005  
Woodland adjacent to The Laurels, Manor Drive, Hartley, Kent**

To consider a formal Notice from Sevenoaks District Council advising that on 4th November 2005 the Council made the above Tree Preservation Order.

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

The Order took effect on a provisional basis on 4th November 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.

Objections or other comments should be received by the District Council, in writing by 5th December 2005.

**b) Town and Country Planning Act 1990  
Town and Country Planning (Trees) Regulations 1999  
Tree Preservation Order: 13, 2005  
Monksilver, Ash Road, Hartley, Kent**

On 4th August 2005 the District Council made the above Tree Preservation Order.

The Committee is requested to note that no objections or other comments were made about the Order and on 2nd November 2005, the Council decided to confirm the Order.

**7. Planning Enforcements**

**a) Fairhaven, Manor Drive**

To receive and note a letter from the District Council regarding a new garage at the above location. The Enforcement Officer has advised the occupier that because the garage is within 5 metres of the house and is larger than that granted permission in 1986, it requires the benefit of planning permission.

**(b) Land adjacent to the Laurels, Manor Drive**

To receive and note a letter from the District Council regarding the possible construction of a tennis court at the above location.

The Enforcement Officer has advised the occupier that because the land in question lies outside the residential curtilage of the house, any such development would require the benefit of planning permission.

**(c) Old Downs Nursing Home, Castle Hill**

To receive and note a letter from the District Council regarding new signs at the entrance to the above property.

The Enforcement Officer has advised the occupier that the new signs require the benefit of express advertisement consent.

**(d) Highfields, Manor Drive**

The Enforcement Officer at Sevenoaks District Council investigated a report that works were being carried out in the garden backing on to the woods at the above property.

The Committee is requested to note that following this investigation, the Enforcement Officer has advised the Parish Council that a lake/pond is being created with associated landscaping and the bricks that have been delivered are to block pave the drive. Both these activities are permitted development not requiring the benefit of planning permission from the District Council.

**8. Planning Appeals**

**Appeal Ref: APP/G2245/A/04/1169836**

**SDC Ref: SE/04/02451/OUT**

**Site: Sanctuary, Gorsewood Road**

**Development: Demolition of existing dwelling, erection of 4 chalet bungalows with garages.**

To note that the Hearing into the above Appeal will be held on 25th January 2006. The appeal will be heard at the Council Offices, Argyle Road, Sevenoaks, Kent commencing at 10.00a.m. and to consider whether the Council wishes to make any representation at the Appeal Hearing.

**9. Draft Gravesend Canal Basin Area and North East Gravesend Supplementary Planning Document.**

Gravesham Borough Council has produced a draft Supplementary Planning Document for the Gravesend Canal Basin Area and North East Gravesend to which saved policies PM9 and PM11 of the adopted Gravesham Local Plan First Review (November 1994) relate. If, or when, this document is adopted it will supercede the existing Supplementary Planning Guidance for the area and will form a material planning consideration in the determination of planning applications for the area it covers.

Under Regulation 17, the Borough Council is obliged to consult a range of bodies in advance of adopting the document.

The Committee is requested to consider the draft Supplementary Planning Document for the Gravesend Canal Basin Area and North East Gravesend.

Representations should be received by Gravesham Borough Council by 12.00 Noon on Friday 23rd December 2005.

Due to the size of the above document it has not been possible to circulate it with

the agenda. The document may be viewed at [www.gravesham.gov.uk](http://www.gravesham.gov.uk) or alternatively at the Parish Office.

#### **10. Commission for Rural Communities - National Inquiry into Rural Housing**

Rural housing is constantly raised as one of the most significant issues facing rural communities. To address this, the Commission for Rural Communities have set up a national inquiry. The Inquiry is examining the impact of housing problems on rural communities and, importantly finding out what action local people want to solve these problems.

The Committee is requested to consider the Rural Housing Inquiry online questionnaire. (Annexed).

#### **11. Date of next meeting**

#### **List of circulated documents**

1. Minutes of the meeting held on 10th November 2005
2. Commission for Rural Communities – National Inquiry into Rural Housing online questionnaire

#### Committee membership

Cllr Abraham

Cllr Alford

Cllr Barnett (ex officio)

Cllr Mrs Coutts

Cllr Gaywood (ex officio)

Cllr Harris

Cllr Ramsay

Cllr Mrs Solman