

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
29th NOVEMBER 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
Cllr Mrs Y Coutts
Cllr Mr M Harris
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman

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

Before the start of the meeting, Members of the Committee inspected the application site SE/05/02325/LDCEX, The Studio, Church Road.

1. Apologies

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

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 10th November 2005 be approved and signed as a correct record.

3. Declarations of Interest

There were no declarations of interest.

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

4. Planning applications

(a) SE/05/02325/LDCEX, The Studio, Church Road. Lawful Development Certificate to retain existing use of outbuilding as a single dwelling.

At the Chairman's invitation members of the public were invited to express their views on the application.

Mr Bailey and Mrs Roberts spoke in favour of the application.

RESOLVED: That,
no objection be raised to application SE/05/02325/LDCEX, The Studio, Church Road for a Lawful Development Certificate to retain existing use of outbuilding as a single dwelling, provided that the legal requirements for retaining the existing use are met and that the application complies with Green Belt Regulations.
It was alleged that the building was occupied at some time between 1970 -1989 but has not been in use as a dwelling since 1989. This was confirmed by Mr Bailey, the current owner. The Committee was not sure whether right of occupancy had to be concurrent to date.

(b) SE/05/02824/FUL, 33, Chantry Avenue. Single storey side extension & conversion of garage to habitable room.

RESOLVED: That,
no objection be raised to application SE/05/02824/FUL, 33, Chantry Avenue for a single story side extension and conversion of garage to habitable room subject to a condition being imposed by the District Council that adequate off road parking will be provided.

(c) 05/02817/WTPO, 43, Downs Valley. Reduction of Beech tree.

RESOLVED: That,
no objection be raised to application 05/02817/WTPO, 43, Downs Valley for the reduction of a Beech tree.

(d) 05/02819/WTPO, Reprise, Gorsewood Road. Reduction of Ash tree.

RESOLVED: That,
no objection be raised to application 05/02819/WTPO, Reprise, Gorsewood Road for the reduction of an 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 as detailed below.

(At this point the Chairman explained that the e mail from the Planning Officer and the action of the Clerk referred to on the Agenda did not relate to this application and that the information given was therefore incorrect.

Details of the relevant email received from the Planning Officer had been given to the Committee and members of the public present at the meeting.)

The Planning Officer explained in his e mail that he had now visited the site and received the comments of the Highway Engineer.

The Parish Council's concern related to the garage element of the proposal, stating that it would be in front of the building line and would be out of character.

The Planning Officer has asked that the Parish Council reconsider its decision based on the existing vegetation screening, the distance (almost 6m) back from the highway edge and the lack of objection (and one letter of support) from the neighbouring properties. Whilst a detached garage to the front would be distinct from existing development in Hottsfeld, the Planning Officer does not consider that the scheme as a whole is unacceptable, and considers that when viewed from the highway and neighbouring properties the harm to visual character and amenity would be very limited.

In light of this the Committee was requested by the Planning Officer to advise whether it would be prepared to support a delegated approval subject to conditions to retain the use of the garage for vehicle parking and an accompanying landscaping scheme.

RESOLVED: That, the Planning Officer be advised that the Committee stands by its previous comments on application SE/05/02536/FUL, The Cottage, Hottsfeld for a two storey side extension and to move the existing garage into the front garden inasmuch as it has no objection to the two storey side extension but objects 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 and 2) The garage would be out of character with the street scene and detrimental to the existing wooded environment.'

6. Tree Preservation Orders

a) Tree Preservation Order No 12, 2005

Woodland adjacent to The Laurels, Manor Drive, Hartley

The Committee had been requested 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 and 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 Tree Preservation Order No 12, 2005, on Woodland adjacent to The Laurels, Manor Drive.

b) Tree Preservation Order No 13, 2005

Monksilver, Ash Road

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

The Committee had been 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.

RESOLVED: That, notification from the District Council that Tree Preservation Order No 13, 2005, at Monksilver, Ash Road has been confirmed, be noted.

7. Planning Enforcements

a) Fairhaven, Manor Drive

The Committee had been requested 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.

RESOLVED: That the letter from the District Council regarding a new garage at Fairhaven, Manor Drive, be received and noted.

b) Land adjacent to The Laurels, Manor Drive

The Committee had been requested 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.

RESOLVED: That,
the letter from the District Council regarding the possible construction of a tennis court on land adjacent to The Laurels, Manor Drive be received and noted.

c) Old Downs Nursing Home, Castle Hill

The Committee had been requested to receive and note a letter from the District Council regarding the 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.

RESOLVED: That,
the letter from the District Council regarding the new signs at the entrance to The Old Downs, Castle Hill, be received and noted.

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.

RESOLVED: That,
information received from the Enforcement Officer that the works being carried out are permitted development and do not require the benefit of planning permission, be noted.

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.

The Hearing into the above appeal will be heard on 25th January 2006. The appeal will be heard at the Council Offices, Argyle Road, Sevenoaks, Kent, commencing at 10.00a.m. and the Committee had been requested to consider whether the Council wishes to make any representation at the appeal hearing.

RESOLVED: That,
the details of the appeal hearing be noted and that the Chairman of the Planning Committee will attend the hearing.

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

The Committee had been requested to consider the Draft Gravesend Canal Basin Area and North East Gravesend Supplementary Planning Document.

RESOLVED: That,
the Draft Gravesend Canal Basin Area and North East Gravesend Supplementary Planning Document be noted.

10. Commission for Rural Communities – National Inquiry into Rural Housing

The Committee considered the Rural Housing Inquiry online questionnaire.

RECOMMENDED: That,
the Rural Housing Inquiry online questionnaire be noted and that the Clerk be requested to write to the Commission for Rural Communities to inform them that the Committee is concerned at the lack of smaller houses available for first time buyers and the elderly wishing to downsize their living accommodation.

11. Date of Next Meeting

Tuesday 6th December 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 10.55a.m.

Signed:.....
Chairman

Date:.....