

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
6th DECEMBER 2005 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford
Cllr Mrs Y Coutts
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 sites SE/05/02927/FUL, 14, Carmelite Way and SE/05/02952/FUL, 30, Chantry Avenue

1. Apologies

Apologies had been received from Cllr Mr A Barnett Cllr Mr J Gaywood and Cllr Mr M Harris.

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 29th 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. One member of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/05/02435/FUL, The Laurels, Woodland Avenue. AMENDED CONSULTATION: Demolition of existing detached house and double garage. Replacing with two four bed detached houses. As amended plans 18.11.05. Submission of design statement and revised plot 1 and access & parking clarification.

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

Mrs Angus spoke against the application.

The Committee noted that three letters of objection had been received from members of the public.

RESOLVED: That,
an objection be raised to the amended plans received on 18.11.05 for 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 and there is no turning area which, as the access is located on a bend, would compromise highway safety with increased traffic accessing the properties at a dangerous point in the road. 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 could lead to an increase in parking on the road creating a further danger to users of the highway.

(b) SE/05/02927/FUL, 14, Carmelite Way. Side dormer extension

RESOLVED: That,
no objection be raised to application SE/05/02927/FUL, 14, Carmelite Way for a side dormer extension.

(c) SE/05/02936/OUT, The Jays, Gorsewood Road. Erection of two 2-storey detached dwellings with a new vehicular access.

RESOLVED: That,
no objection be raised to application SE/05/02936/OUT, The Jays, Gorsewood Road for the erection of two 2-storey detached dwellings with a new vehicular access but the Committee requests that the ridge height of the proposed dwellings is no higher than the existing adjoining properties.

(d) SE/05/02952/FUL, 30, Chantry Avenue. Two storey side extension.

RESOLVED: That,
no objection be raised to application SE/05/02952/FUL, 30, Chantry Avenue for a two storey side extension.

(e) SE/05/02940/FUL, 12, St Johns Lane. Installation of pitched roofs over existing dormer & single storey front extension to form entrance porch.

RESOLVED: That,
no objection be raised to application SE/05/02940/FUL, 12, St Johns Lane for the installation of pitched roofs over existing dormer & single storey front extension to form entrance porch.

(f) SE/05/1871, Milestone School, Ash Road. AMENDED CONSULTATION: Alterations and extensions to the existing school building to provide additional accommodation and external works to form new car park and play areas. Further information submitted.

RESOLVED: That,
no objection be raised to the amended consultation, (further information submitted) for application SE/05/1871, Milestone, School, Ash Road, for alterations and extensions to the existing school building to provide additional accommodation and external works to form new car park and play areas.

5. SE/05/01376/FUL, Parkfield House, Ash Road. Single storey front garage extension and two storey side and rear extension.

The above planning application was considered at the meeting of the Planning Committee held on 1st July 2005 and an amended consultation was considered at the meeting of the Planning Committee on 1st September 2005, following concerns from the Tree officer. The following comments were submitted on each occasion: 'Hartley Parish Council has no objection to the application.'

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 was requested to confirm the Clerk's actions.

RESOLVED: That,
the Clerk's actions as set out above, be confirmed

6. Development Control Services – Satisfaction Questionnaire Town/Parish Council Forum.

(a) The Committee considered a letter dated 21st November 2005, from the Head of Development Services at Sevenoaks District Council offering one to one meetings with Councils and inviting comments on how the Parish Council would like to see the Town/Parish Council forum meetings work in future.

RESOLVED: That,
The Clerk be requested to contact Development Control Services at the District Council to request a one to one meeting with the Parish Council.

(b) The Committee Considered the District Council's Development Control Services Satisfaction Questionnaire.

RESOLVED: That,
the Clerk be requested to return the following responses to the District Council:
Question 1 'In the last 12 months how satisfied or dissatisfied has your Council been with the service provided by the development Control section? (excluding enforcement service),' *Fairly satisfied*. Question 2 'In the last 12 months and, setting aside whether applications were approved or refused, how satisfied or dissatisfied has your Council been with the service provided by the planning officers dealing with cases in your Parish?' *Fairly dissatisfied*. Question 3 'In the last 12 months how satisfied or dissatisfied has your Council been with the service provided by the Enforcement Team?' *Fairly satisfied*.

7. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/05/01376/FUL	Parkfield House, Ash Road	Single storey front garage extension and two storey side and rear extension. Amended plans received with letter dated 03/08/05. REFUSED	No objection. <i>Following continued objections from the Tree Officer, the Parish Council agreed to support the refusal of the application.</i>

SE/05/01984/FUL	Kinnerton, Ash Road	Demolish existing dwelling and build replacement dwelling and garage. GRANTED	HPC objects on the following grounds: 1) The proposed application would result in over development of the site and be detrimental to its location adjacent to the Green Belt. 2) The size and height of the proposed dwelling would result in overshadowing of the bungalow to the north incurring loss of light and privacy. 3) The Committee is concerned that the access to the proposed development would be inadequate. 4) The proposed application would create back land development as it would be substantially larger than the original dwelling. 5) The proposed development would be detrimental to the amenities of neighbouring properties.
SE/05/02123/FUL	Kim-Hawk, Gorsewood Road	First floor extension to the north, enlargement of a dormer window, single storey side and rear extensions and a conservatory at rear. GRANTED	No objection
SE/05/02354/FUL	41, Springcroft	Proposed roof extension to the rear. Two side dormer windows. Insertion of velux window. GRANTED	No objection
SE/05/02593/FUL	Haesleholt, Ash Road	Garage with games room over. GRANTED	No objection
DA/05/244	Playing fields at Axton Chase School site	Outline application for a new secondary school incorporating 2 special schools and community facilities. There will be new hard play areas and existing playing fields are to be	The Council supports the need for a new school and the community facilities to be provided but considers that the building of houses within the curtilage of Axton Chase School is to be deplored and that there is no justification

		<p>upgraded and re-organised with new fencing to whole site. 2 new accesses are planned to the site for school/community facilities with associated parking. There will also be Landscape enhancements to overall site.</p> <p>PERMISSION TO DEVELOP LAND GRANTED</p>	<p>for KCC to fund a new school by the development of houses. The Council considers that the youth centre previously situated on the Axton Chase School site was a valuable asset to the community and is concerned that this facility will be lost. The Committee would like KCC to consider the possibility of constructing a suitably secured footbridge over the railway line to provide children with an easier and safer route to school.</p>
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8. SE/05/02549/DETAIL, Somerleyton, Merton Avenue. Details pursuant to condition 2 (external finishes) of SE/05/01639.

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.

**9. Application no: SE/05/02334/FUL
Site: Orchard Lea, Church Road
Development: Replacement dwelling**

RESOLVED: That, a letter received from Sevenoaks District Council confirming that the above planning application has been treated as withdrawn and accordingly no further action will be taken on it, be received and noted.

10.Gravesham Borough Council – Town and Country Planning (Local Development) (England) Regulations 2004. Draft Master Plan for Transport Quarter, Town Centre, Gravesend – Public Consultation.

The Committee had been requested to consider the Draft Master Plan for Transport Quarter, Town Centre, Gravesend – Public Consultation document.

RESOLVED: That, the Draft Master Plan for Transport Quarter, Town Centre, Gravesend – Public Consultation document, be noted.

11. Date of Next Meeting

Wednesday 4th January 2006 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 10.50a.m.

Signed:.....
Chairman

Date:.....