

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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30th November 2005

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Tuesday 6th December 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.

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 29th November 2005. (Annexed).

3. Declarations of Interest

To receive Members declarations of interest.

4. Planning Applications

To consider the following applications:

Application no	Site	Description
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 received 18.11.05. <i>Submission of design statement and revised plot 1 and access & parking clarification.</i>

SE/05/02927/FUL	14, Carmelite Way	Side dormer extension.
SE/05/02936/OUT	The Jays, Gorsewood Road	Erection of two 2-storey detached dwellings with new vehicular access.
SE/05/02952/FUL	30, Chantry Avenue	Two storey side extension.
SE/05/02940/FUL	12, St. Johns Lane	Installation of pitched roofs over existing dormer & single storey front extension to form entrance porch.
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. <i>Further information submitted.</i>

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 is requested to confirm the Clerk's actions.

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

- a) To consider 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 the future. (Annexed)
- b) To consider the Development Control Services Satisfaction Questionnaire. (Annexed)

7. Planning Decisions

To receive and note the following planning decisions.

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
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.	No objection
		GRANTED	
SE/05/02593/FUL	Haesleholt, Ash Road	Garage with games room over.	No objection
		GRANTED	
DA/05/244	Playing fields at existing 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 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.	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 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.
		PERMISSION TO DEVELOP LAND GRANTED	

8. SE/05/02549/DETAIL, Somerleyton, Merton Avenue. Details pursuant to condition 2 (external finishes) of SE/05/01639.

To note that Sevenoaks District Council has approved the details described above, in accordance with the application and plans submitted therewith, unconditionally.

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

To receive and note a letter from the District Council confirming that the above planning application has been treated as withdrawn and accordingly no further action will be taken on it.

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

Gravesham Borough Council adopted a Town Centre Strategy in 2004 as a guide for future development in the Town. The strategy divides the Town Centre into a number of quarters based on their character. The Council has carried out work on the Transport Quarter of the Town, which is the area around the Railway Station, Garrick Street, Barrack Row and Rathmore Road, and produced some development proposals that will improve the functioning and appearance of this important gateway to the Town Centre. These are contained in the draft Master Plan for the area, which is currently available for comment.

The draft Master Plan seeks to deliver an integrated transport interchange to handle the increased flows of passengers that will result from public transport improvements; provide a series of high quality mixed developments including housing, leisure, retail and offices; retain car parking; improve pedestrian links into the Town Centre and create a series of public spaces.

The Committee is requested to consider the draft Master Plan.

The closing date for comments is 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 or alternatively at the Parish Office.

11. Date of next meeting

List of circulated documents

1. Minutes of the meeting held on 29th November 2005
2. Letter from Sevenoaks District Council dated 21st November 2005 (Circulated to Members only)
3. Parish/Town Council Forum Questionnaire 2005/06 (Circulated to Members only)

Committee membership

Cllr Abraham

Cllr Alford

Cllr Barnett (ex officio)

Cllr Mrs Coutts

Cllr Gaywood (ex officio)

Cllr Harris

Cllr Ramsay

Cllr Mrs Solman