

HARTLEY PARISH COUNCIL

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

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Wednesday 4th January 2006 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 6th December 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/05/02910/FUL	Gorsewood Farm & Thornton House, Gorsewood Road	Demolition of existing buildings and erection of seven detached houses.
SE/05/02961/FUL	Kilndown, Gorsewood Road	Demolition of dwelling and erection of detached dwelling.

SE/05/02976/FUL	7, Springcroft	Erection of side and rear single storey extension including formation of gable end to the rear, to facilitate loft conversion for additional residential accommodation. Erection of roof dormers to side and rear roofslopes. Installation of four velux rooflights to front roofslope. Excavation of rear garden area to provide grassed lawn.
SE/05/03012/ADV	Old Downs, Castle Hill	Retention of freestanding Nursing Home signage.
SE/05/03011/FUL	Land East of Pine Lodge, Billet Hill, Ash	Travellers transit park to provide temporary parking for 16 caravans, site manager's accommodation and office.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/05/02030/FUL	Orchard House, Ash Road	Extensions and alterations to the existing dwelling (Revised Scheme – Option 1) GRANTED	No objection subject to compliance with Green Belt regulations.
SE/05/02178/FUL	Perivale, Church Road	Demolition of the existing dwelling and outbuildings and construction of four detached dwellings. REFUSED	HPC objects on the following grounds: 1) The proposal would result in a cramped overdevelopment of the site out of character with the locality. 2) The development would constitute an undesirable form of back land development served by sub-standard parking arrangements likely to result in noise and light disturbance for neighbouring properties. 3) The proposed development would be detrimental to the amenities of a large number of neighbouring properties resulting in a substantial loss of light and privacy. 4) The development

would provide excessive hard landscaping which would result in a poor quality living environment. 5) The site is located on a busy road, close to an existing crossroads with a school nearby and the Council considers that the provision of an additional access to the site could cause a danger to users of the highway and the lack of parking facilities would be likely to increase the amount of parking on the road creating further danger to pedestrians and users of the highway. 6) The existing trees on the site have significant amenity value and their removal would result in loss of environment. 7) The removal of the more mature trees could adversely affect the foundations of neighbouring properties.

SE/05/02529/FUL	Ashton, Church Road	Single storey rear extension.	No objection.
GRANTED			
SE/05/02680/FUL	Ballantrae, Castle Hill	Single storey side extension.	No objection.
GRANTED			
SE/05/02824/FUL	33, Chantry Avenue	Single storey side extension & conversion of garage to habitable room.	No objection provided that a condition is imposed that adequate off road parking is provided.
GRANTED			

6. Mobile Telecommunications Planning Proposal – Chapel Wood Enterprises, Ash Road, Hartley.

To consider correspondence dated 22nd December 2005 received from Turner & Partners on behalf of O2 (UK) Ltd regarding a mobile telecommunications planning proposal at Chapel Wood Enterprises, Ash Road, Hartley. (Annexed)

Comments should be received by Tuesday 10th January 2006.

The plans accompanying the above correspondence may currently be viewed in Hartley Library or alternatively in the Parish Office from 3rd January 2006.

7. Application no: SE/05/1871

Location: Milestone School, Ash Road

Proposal: Alterations and extensions to the existing school building to provide additional accommodation and external works to form new car park and play areas.

- a) To note that the above application was reported to Kent County Council's Planning Applications Committee on Tuesday 13th December 2005.
- b) To note the report on the above planning application considered by the Planning Applications Committee on 13th December 2005. (Annexed)

8. Kent Minerals and Waste Development Framework.

Re-submission of the Statement of Community Involvement to the Secretary of State.

The Kent Minerals and Waste Development Framework Statement of Community Involvement was submitted for approval in May 2005. Following submission the Planning Inspectorate raised a procedural issue and invited the County Council to withdraw the SCI, make a number of changes and re-submit the SCI for approval.

The re-submission of the SCI requires a further six week period for consultation.

On 19th December 2005, the County Council will formally re-submit the Statement of Community Involvement to the Secretary of State for consideration.

The Statement will be available for consultation purposed from 19th December 2005 to 30th January 2006.

The Committee is requested to consider the Kent Minerals and Waste Development Framework Statement of Community Involvement.

Any comments on the re-submission of the Statement of Community Involvement must be received before 5.00p.m. on Monday 30th January 2006.

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.kent.gov.uk/mwdf or alternatively at the Parish Office.

9. Planning for Minerals in Kent 2005-2021 – (Site Evidence for Construction Aggregates)

In March 2006 KCC aims to consult the community on the preferred options for supplying minerals needed in Kent.

To assist in the development of future preferences KCC has released on its dedicated website a Construction Aggregates topic Paper which identifies all the known sites from which preferences are likely to emerge.

The Committee is requested to consider the site evidence documents.

Due to the size of the above documents it has not been possible to circulate them with the agenda. The documents may be viewed at www.kent.gov.uk/mwdf or alternatively at the Parish Office.

Comments must be received at Kent County Council before 10th January 2006.

10. Date of next meeting

List of circulated documents

1. Minutes of the meeting held on 6th December 2005
2. Report from KCC (Circulated to Members of the Committee only)
3. Copy of Ash-cum-Ridley Parish Council's comments sent to Sevenoaks District Council re planning application SE/05/03011/FUL
4. Letter from Turner & Partners dated 22nd December 2005

Committee membership

Cllr Abraham

Cllr Alford

Cllr Barnett (ex officio)

Cllr Mrs Coutts

Cllr Gaywood (ex officio)

Cllr Harris

Cllr Ramsay

Cllr Mrs Solman