

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
4th JANUARY 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford
Cllr Mr A Barnett
Cllr Mrs Y Coutts
Cllr Mr J Gaywood
Cllr Mr M Harris
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/05/02910/FUL, Gorsewood Farm & Thornton House, Gorsewood Road, SE/05/02961/FUL, Kildown, Gorsewood Road and SE/05/02976/FUL, 7, Springcroft.

1. Apologies

Apologies had been received from Cllr Mr L Abraham

2. Minutes of the previous meeting

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| RESOLVED: That, the minutes of the meeting of the Planning Committee held on 6th December 2005 be approved and signed as a correct record. |
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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. Three members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

**(a) SE/05/02910/FUL, Gorsewood Farm & Thornton House, Gorsewood Road.
Demolition of existing buildings and erection of seven detached houses.**

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

Mr & Mrs Tucker spoke against the application.

Mrs Sharp spoke against the application.

RESOLVED: That,
an objection be raised to application SE/05/02910/FUL, Gorsewood Farm & Thornton House, Gorsewood Road for the demolition of existing buildings and erection of seven 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.
- 2) The proposed development would be out of character with the street scene.
- 3) The proposed development contravenes Policy EN1.4 of the Sevenoaks District Local Plan which precludes backland development and conflicts with Green Belt regulations.
- 4) The proposed development would generate additional traffic on an already busy road.
- 5) The proposed development contravenes Policy H10A of the Sevenoaks District Local Plan which permits only limited development (i.e less than 5 units)

(b) SE/05/02961/FUL, Kilndown, Gorsewood Road. Demolition of dwelling and erection of detached dwelling.

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

Mrs Obee spoke against the application.

The Committee noted that one letter of objection to the application had been received from a member of the public.

RESOLVED: That,
an objection be raised to application SE/05/02961/FUL, Kilndown, Gorsewood Road for the demolition of dwelling and erection of detached dwelling on the following grounds:

- 1) The proposed application would result in overdevelopment of the site and be out of character with the street scene.
- 2) The proposed development by way of its scale, height and bulk would result in harm to the character and amenities of the area.
- 3) The proposed development would be detrimental to the amenities of neighbouring properties resulting in loss of light and privacy.
- 4) Although the front elevation has been altered, the bulk of the proposed development is larger than that of the previous application SE/05/01106/FUL.

(c) 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.

RESOLVED: That,
no objection be raised to application SE/05/02976/FUL, 7, Springcroft for the 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 roofslopes and excavation of rear garden area to provide grassed lawn.

(d) SE/05/03012/ADV, Old Downs, Castle Hill. Retention of freestanding nursing home signage.

RESOLVED: That,
no objection be raised to application SE/05/03012/ADV, Old Downs, Castle Hill for the retention of freestanding nursing home signage.

(e) 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.

RESOLVED: That,
an objection be raised to application SE/05/03011/FUL, land east of Pine Lodge, Billet Hill, Ash for a travellers transit park to provide temporary parking for 16 caravans, site manager's accommodation and office on the following grounds:

- 1) The application site is located within the Green Belt where there is a presumption against new development, it is within a Special Landscape Area where the priority is to protect the landscape and the site also lies within the countryside where policies seek to protect it from urban intrusion. The proposed development would conflict with these policies causing harm to the openness of the Green Belt and the character and appearance of the area.
- 2) The proposed development would not maintain the openness of the Green Belt and therefore constitutes inappropriate development within the Green Belt. The provision of a transit site for travellers would introduce hard landscaping, new built development, involve extensive parking of vehicles and caravans and generate activity on and around the site.
- 3) The proposed development would detract from the appearance of this part of the countryside and would cause significant harm to the landscape character of the area.
- 4) The access to serve this site would be inadequate and in view of the limited width of the highway, the generation of vehicles towing caravans to the site would cause congestion and additional hazards to traffic using this part of Billet Hill.
- 5) The route to this site includes steep hills and restricted width which would be hazardous for vehicles towing caravans and other road users. The site is also poorly situated in relation to the primary and secondary road network.
- 6) The site is located near to residential properties with the access point immediately opposite residential properties. The proposed development would be detrimental to the amenities and privacy of neighbouring residents.
- 7) Ash Parish currently accommodates a large permanent gypsy caravan site and it is considered that the provision of a further 16 transit pitches in the Parish would result in a concentration of sites which conflicts with the Local Plan.

5. Planning decisions

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

| Application no | Site | Description and SDC decision | HPC comment |
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| 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 | Demolish existing dwelling and build replacement dwelling and garage. 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 |

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

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

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

The letter asked for the Parish Council's comments on the planned installation to be received by Tuesday 10th January 2006.

RESOLVED: That, the Assistant Clerk be requested to write to Turner and Partners confirming that the Parish Council has noted the proposals.

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) The Committee noted that the above application had been reported to Kent County Council's Planning Applications Committee on Tuesday 13th December 2005.

b) The Committee noted the report on the above planning application considered by the Planning Applications Committee on 13th December 2005.

Item D7 section 21 of the report referred to a letter received by Kent County Council in support of the application. The letter mentioned a public meeting held by Hartley Parish Council, and the Committee requested that KCC be contacted to confirm the date of the meeting referred to in the letter.

RESOLVED: That,
the Assistant Clerk be requested to contact Kent County Council to request a copy of the letter referred to in the report by the Head of Planning Applications Unit to the Planning Applications Committee on 13th December 2005.

**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 resubmit the SCI for approval.

The Committee considered the Re-Submission Statement of Community Involvement.

RESOLVED: That,
the Re-Submission Statement of Community Involvement be noted.

9. Planning for Minerals in Kent 2005-20214 – (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 considered the Construction Aggregates topic Paper.

RESOLVED: That,
the Construction Aggregates topic Paper be noted.

10. Date of Next Meeting

Tuesday 17th 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:.....

