

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
28TH FEBRUARY 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
Cllr Mrs Y Coutts
Cllr Mr J Gaywood
Cllr Mr M Harris (Chairman)
Cllr Mrs M Solman

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

1. Apologies

Apologies had been received from Cllr Mr C Alford, Cllr Mr A Barnett and Cllr Mr B Ramsay.

2. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 14th February 2006 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. Five members 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 received
18.11.05. Note Plot 1 – garage omitted.**

The Committee noted that three letters of representation had been received from members of the public, objecting to the application and a petition against the application containing 48 signatures had also been received.

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

Mrs Malas, Mrs Angus and Mrs Davis spoke against the application.

RESOLVED: That,
an objection be raised to the amended 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 with the garage on plot 1 omitted, 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 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 dangerous bend on a narrow road which is also a bus route.
- 5) The proposed development would lead to an increase in traffic which, along with the removal of one of the garages would lead to a further increase in parking on the road creating a hazard to users of the highway.

(b) SE/06/00264/FUL, Telecomms equipment at Chapel Wood Enterprises north of workshop, Ash Road. Installation of a 17.5m monopole with 6 antennas mounted on a headframe, 4 equipment cabinets and development ancillary thereto.

RESOLVED: That,
no objection be raised to application SE/06/00264/FUL, Telecomms equipment at Chapel Wood Enterprises north of workshop, Ash Road for the installation of a 17.5m monopole with 6 antennas mounted on a headframe, 4 equipment cabinets and development ancillary thereto on the condition that, it is a replacement for the existing mast at Milestone School and not in addition to.

(c) SE/06/00351/FUL, Prospect Lodge, Gorse Way. Demolition of existing dwelling and erection of new building comprising 7 no 2 bedroom flats with 12 car parking spaces and new access arrangement.

The Committee noted that seven letters of representation had been received from members of the public, objecting to the application.

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

Mr Angell, and Carol Hearn spoke against the application

RESOLVED: That,
an objection be raised to application SE/06/00351/FUL, Prospect Lodge, Gorse Way for the demolition of existing dwelling and erection of new building comprising 7 no 2 bedroom flats with 12 car parking spaces and new access arrangement on the following grounds: 1) The proposal would create an undesirable form of development served by substandard parking, likely to result in noise and disturbance and potential damage due to verge parking and obstruction to the highway. 2) Gorse Way is a narrow, private unadopted road and the proposal would lead to an increase in the volume of traffic adding to the problems which already exist, particularly at the Gorse Way/Church Road junction.

3) The proposed development would result in harm to the streetscene and overall character of the area by reason of overdevelopment having regard to the size, height, scale, form and bulk of the building.

4) The Committee is concerned that mature trees, some of which are covered by a Tree Preservation order may be damaged/removed. 5) The development would be out of character with the existing street scene and detrimental to the amenities of neighbouring properties. 6) The supporting information submitted with the application states that planning permission previously granted on the site 'if implemented would result in the creation of a substantial three storey, five bedroom, five bathroom dwelling' but the Committee would like to make the District Council aware that the previously granted planning permission was for a two, not three storey dwelling.

(d) SE/06/00380/CONVAR, Hartley Post Office, Ash Road. Removal of condition 2 of SE/05/02101/FUL.

RESOLVED: That,
an objection be raised to application SE/06/00380/CONVAR, Hartley Post Office, Ash Road for the removal of condition 2 of SE/05/02101/FUL on the basis that as the Committee has no information on the reasons that the condition was applied by the District Council, it does not know the implications of the condition being removed.

5. SE/05/02910/FUL, Gorsewood Farm and Thornton House, Gorsewood Road. Demolition of existing buildings and erection of seven detached houses.

The proposed site layout plan submitted with the above application had the incorrect scale on it and an amended plan has been submitted by the agent. (This item is for information only as the application has been refused by the District Council).

RESOLVED: That,
the amended site layout plan relating to the above planning application be received and noted.

6. SE/06/00030/FUL, Stone Lea, Gorse Way. Two storey side extension and reinstatement of existing vehicle crossover.

The above planning application was considered at the Planning Committee meeting held on 14th February 2006 and the following comments were returned:

'Hartley Parish Council has no objection to the application for a two storey side extension but would like to express its concern at the reinstatement of the existing crossover due to its closeness to the bend in the road.'

The Committee was requested to note for the sake of clarification that the crossover in contention is on the junction with Briars Way and Gorse Way.

RESOLVED: That,
for the sake of clarification, it be noted that the crossover referred to in the Parish Council's comments to the District Council relating to application SE/06/00030/FUL is on the junction with Briars Way and Gorse Way.

7. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/05/02910/FUL	Gorsewood Farm and Thornton House, Gorsewood Road	Demolition of existing buildings and erection of seven detached houses. REFUSED	Object 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)
SE/05/02912/FUL	Woodley, Larks Field	Erection of a detached conservatory. GRANTED	No objection but the Council would like it noted that the original design contained in planning application SE/05/01631/FUL is their preferred design.
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	No objection.

		provide grassed lawn. GRANTED	
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. (Additional information received on 7th December 2005). REFUSED	Object on 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.
SE/05/03146/FUL	Mingulay, Gresham Avenue	Erection of single storey rear extension plus the extension of rear dormer. GRANTED	No objection.
SE/05/03228/FUL	Kinnerton, Ash Road	Retention of existing garden shed (removal of Condition 12 of earlier permission SE/05/01984/FUL. GRANTED	No objection.
SE/06/00030/FUL	Stone Lea, Gorse Way	Two storey side extension and reinstatement of existing vehicle crossover. GRANTED	No objection to the extension but the Committee expressed concern at the reinstatement of the existing vehicular access due to its closeness to the bend in the road.
SE/06/00062/FUL	Tallboys, Manor Drive	Single storey rear extension. GRANTED	No objection.
SE/06/00066/FUL	Highfield, Woodland Avenue	Demolition of existing concrete garage and replacement with new brick garage attached to dwelling. GRANTED	No objection.

8. Planning Appeals

Appeal Ref: APP/G2245/A/04/1169836

Application No: SE/04/02451/OUT

Site: Sanctuary, Gorsewood Road

Development: Demolition of existing dwelling and the erection of 4 chalet bungalows with garages.

SUMMARY OF DECISION: The appeal is dismissed

RESOLVED: That,
the above appeal decision be received and noted.

9. Tree Preservation Orders

a) Town & Country Planning Act 1990

Town & Country Planning (Trees) Regulations 1999

Tree Preservation Order: 14 2005

Gorse Way, Hartley

On 11th October 2005, The District Council made the above Tree Preservation Order.

The Committee was requested to note that no objections or other comments were made about the Order and on 14th February 2006, the Council decided to confirm the Order.

RESOLVED: That,
notification from the District Council that Tree Preservation Order No 14, 2005 at Gorse Way has been confirmed, be noted.

b) Town & Country Planning Act 1990

Town & Country Planning (Trees) Regulations 1999

Tree Preservation Order: 12, 2005

Woodland adjacent to The Laurels, Manor Drive, Hartley

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

The Committee was requested to note that no objections or other comments were made about the Order and on 14th February 2006, the Council decided to confirm the Order.

RESOLVED: That,
notification from the District Council that Tree Preservation Order No 12, 2005 at woodland adjacent to The Laurels, Manor Drive has been confirmed, be noted.

10. Date of Next Meeting

Tuesday 14th March 2006 commencing at 10.00a.m. Site inspections will commence at 9.15a.m. or earlier depending on the number of visits required.

The meeting closed at 10.58 a.m.

Signed:
Chairman

Date: