

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
15TH MARCH 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham
Cllr Mrs Y Coutts (arrived at 10.05a.m.)
Cllr Mr M Harris
Cllr Mr B Ramsay

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

1. Apologies

Apologies had been received from Cllr Mr C Alford, Cllr Mr A Barnett, Cllr Mr J Gaywood and Cllr Mrs M Solman.

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 28th February 2006 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Mr M Harris declared a personal and prejudicial interest under minute item 4 in respect of the planning application SE/06/00537/FUL, Applegarth, Church Road, as the architect involved is a friend and had contacted Cllr Harris, following concern expressed by his client that a member of the public had telephoned them regarding the application.

Cllr Harris withdrew from the meeting during discussion and voting on the matter.

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/06/00205/FUL, Derman, Briars Way. Rear and side extensions at ground and first floor levels.

RESOLVED: That,
no objection be raised to application SE/06/00205/FUL, Derman, Briars Way for rear and side extensions at ground and first floor levels although the Committee expressed concern that the boundary shown on the location plan appeared to be in an incorrect position.

(b) SE/06/00384/FUL, 14, Carmelite Way. Installation of a side dormer (with three windows) in the existing roof.

RESOLVED: That,
no objection be raised to application SE/06/00384/FUL, 14, Carmelite Way for the installation of a side dormer (with three windows) in the existing roof.

(c) SE/06/00417/CONVAR, Post Office Bungalow, Ash Road. Variation of condition 3 of SE/04/00964/FUL to make annex ancillary to Hartley Post Office Bungalow and not Hartley Post Office.

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

Mr Nagra, the applicant spoke in favour of the application

RESOLVED: That,
no objection be raised to application SE/06/00417/CONVAR, Post Office Bungalow, Ash Road for the variation of condition 3 of SE/04/00964/FUL, to make the annex ancillary to Hartley Post Office Bungalow and not Hartley Post Office.

(d) SE/06/00445/FUL, 9, Beechlands Close. Installation of solar water heating collectors to flat dormer roof to provide a sustainable non polluting energy source.

RESOLVED: That,
no objection be raised to application SE/06/00445/FUL, 9, Beechlands Close for the installation of solar water heating collectors to flat dormer roof to provide a sustainable non polluting energy source.

(e) SE/06/00497/FUL, 8, Conifer Avenue. Garage to dining room and through room conversions.

RESOLVED: That,
no objection be raised to application SE/06/00497/FUL, 8, Conifer Avenue for a garage to dining room and through room conversions.

(f) SE/06/00527/FUL, The Anchorage, Ash Road. Entrance porch to front elevation.

RESOLVED: That,
no objection be raised to application SE/06/00527/FUL, The Anchorage, Ash Road for an entrance porch to front elevation.

(g) SE/06/00537/FUL, Applegarth, Church Road. Pitched roof ground floor rear extension with rendered walls and internal alterations.

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

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Mr Harrison and Mrs Sharp spoke in favour of the application.

RESOLVED: That,
no objection be raised to application SE/06/00537/FUL, Applegarth, Church Road for a pitched roof ground floor rear extension with rendered walls and internal alterations provided that it complies with Green Belt regulations.

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

The above planning application was considered at the Planning Committee meeting held on 28th February 2006 and the following comments were returned:

'Hartley Parish Council objects to the application on the basis that as the Council 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.'

Following the submission of these comments, an email was received from the case officer at the District Council and from the applicant, providing further information.

In light of this additional information, the Committee was requested to consider whether it wished to alter its decision.

RESOLVED: That,
following consideration of the additional information, the case officer at Sevenoaks District Council be informed that the Committee has no objection to application SE/06/00380/CONVAR, Hartley Post Office, Ash Road for the removal of condition 2 of SE/05/02101/FUL.

6. SE/06/00142/FUL, Manhattan, Gresham Avenue. First floor rear extension and new bay windows at front, ground and first floor levels.

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

7. Planning Enforcements

Larch Green, Manor Drive

RESOLVED: That,
a letter from the District Council to the owner of Larch Green, Manor Drive, requesting that details be submitted regarding conditions 2 (area for turning vehicles), 3 (materials) and 5 (landscaping) imposed on planning permission SE/02/01404/FUL, be received and noted.

8. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/05/02961/FUL	Kilndown, Gorsewood Road	Demolition of dwelling and erection of detached dwelling. REFUSED	HPC objects 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.

9. Development Services – Development Control

The Committee considered a letter dated 21st February 2006, from the Community and Planning Services Director at the District Council informing the Parish Council that the Development Control Service has experienced considerable pressure over recent months due to higher than usual levels of seasonal sickness and other illnesses, together with a number of senior planner vacancies.

The Community and Planning Services Director informed the Council that she regrets any inconvenience experienced by the Parish Council and appreciates its understanding over this time.

It is expected that the action taken by the District Council will result in a fully resourced development control team in two to three months time.

RESOLVED: That, the letter received from the Community and Planning Services Director, dated 21st February 2006, be received and noted.

10. Pre-Planning Application Consultation

The Committee considered a letter received from the Legal Section of Sevenoaks District Council regarding pre-planning application consultation.

The Committee noted that whilst the letter advised that there was no reason why members should not carry out pre-application consultations with applicants, it went on to state that members who discuss applications with developers should not at a later stage take any part in the consideration of the application by the full Council or relevant committee.

The Committee considered that this precluded members engaging in pre application consultation from then considering the application at the relevant Planning Committee meeting.

RESOLVED: That,
the advice contained in the letter received from the Legal Section at Sevenoaks District Council be noted and that no further action be taken on the matter.

10. Date of Next Meeting

Tuesday 28th 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 10.35 a.m.

Signed:
Chairman

Date: