

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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25th April 2006

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Tuesday 2nd May 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 11th April 2006. (Annexed).

3. Declarations of Interest

To receive Members declarations of interest.

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/06/00854/FUL	Chestnuts, Quakers Close	Erection of 3 bed detached chalet style house.
SE/06/00858/FUL	The Birches, Gorsewood Road	To convert existing bungalow into a two storey house.
SE/06/00861/FUL	Leslie Cottage, Ash Road	Single storey side addition, porch with triple wall roof.
SE/06/00916/FUL	Mariners, Gorse Way	Single storey front extension.

5. SE/06/00571/CONVAR, Carill, Church Road. Variation of conditions 2 and 7 of permission SE/04/01915/FUL as previously varied under SE/05/00055/CONVAR and SE/05/01717/CONVAR to allow a further period of 6 months until 04/10/06 to comply with requirements for hard and soft landscaping.

The above planning application was considered at the Planning Committee meeting held on 11th April 2006 and the following comment was returned:

'Hartley Parish Council objects to the application as no information to support the requested time extension has been submitted.'

Following the submission of this comment, the Case Officer at Sevenoaks District Council contacted the Parish Office and faxed through a copy of the covering letter received with application SE/06/00571/CONVAR. (Annexed)

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

6. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/05/1871	Milestone School, Ash Road	Alterations and extensions to the existing school building to provide additional accommodation and external works to form new car park and play areas. GRANTED	22/09/05 no objection to the proposed building programme but object on the grounds of highway considerations. (Specifically access). 06/12/05 no objection.
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. REFUSED	Object 1) the proposal would create an undesirable form of development served by substandard parking likely to result in noise & disturbance and potential damage due to verge parking & obstruction to the highway. 2) Gorse Way is a narrow, private, unadopted road & 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

			<p>by reason of over development 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 TPO 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 by the agent 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.</p>
SE/06/00380/CO NVAR	Hartley Post Office, Ash Road	Removal of condition 2 of SE/05/02101/FUL. GRANTED	<p>28/02/06 object 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. 15/03/06 no objection.</p>
SE/06/00497/FUL	8, Conifer Avenue	Garage to dining room and through room conversions. GRANTED	No objection.
SE/06/00527/FUL	The Anchorage, Ash Road	Entrance porch to front elevation. GRANTED	No objection.

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

To receive and note 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.

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

To receive and note 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.

9. Planning Enforcements

a) Highfields, Manor Drive

The Committee is requested to note that following concerns from a resident, the Clerk contacted the Enforcement Officer at Sevenoaks District Council regarding construction works at the above site. The Enforcement Officer investigated the matter and has confirmed that the main operation is the construction of a very large lake which is permitted development, as are the erection of walls and the upgrading of the driveway.

There were also concerns that some of the vehicles at the site have no registration plates. The Enforcement Officer has confirmed that the owner races the cars and uses a car transporter to go to meetings because the cars cannot lawfully be driven on the public highway.

b) The Laurels, Manor Drive

The Committee is requested to note that following concerns from a resident, the Clerk contacted the Enforcement Officer at Sevenoaks District Council regarding works being carried out at the above site. The Enforcement Officer investigated the matter and has confirmed that the owners intend to construct a changing room/games room under permitted development rights.

The use of any adjoining land for the storage of plant, materials etc. is also permitted until such time as the works are completed.

Other works at the property, for example the construction of ornamental walls on the boundary are also permitted development.

The Enforcement Officer has contacted the Tree Officer as she shares concerns about possible damage to trees protected by a Tree Preservation Order.

10. The South East Plan

The South East Plan was submitted to the Deputy Prime Minister on Friday 31st March 2006 and is now out for consultation. The next stage in the process will be handled by an independent Panel, appointed by the Government who will oversee the Examination-in-Public scheduled for the autumn 2006.

The Plan is a strategic long-term vision for South East England and sets out proposals for the scale of change, pattern of development and policies for the region over the next 20 years to 2026.

The Committee is requested to consider the South East Plan.

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.southeast-ra.gov.uk/southeastplan or alternatively at the Parish Office.

The closing date for comments to the Panel is 5.00p.m. on Friday 23rd June 2006.

11. Date of next meeting

Committee membership
Cllr Abraham
Cllr Alford
Cllr Barnett (ex officio)
Cllr Mrs Coutts

Cllr Gaywood (ex officio)
Cllr Harris
Cllr Ramsay
Cllr Mrs Solman