

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
2ND MAY 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

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

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

Before the start of the meeting, Members of the Committee inspected the application site SE/06/00858/FUL, The Birches, Gorsewood Road.

1. Apologies

Apologies had been received from Cllr Mr L Abraham, Cllr Mr C Alford and Cllr Mrs M Solman.

2. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 11th April 2006 be approved and signed as a correct record.

3. Declarations of Interest

Cllr Mr J Gaywood declared a personal interest as a member of Sevenoaks District Council's Development Control Committee.

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. No members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/06/00854/FUL, Chestnuts, Quakers Close. Erection of 3 bed detached chalet style house.

RESOLVED: That,
no objection be raised to application SE/06/00854/FUL, Chestnuts, Quakers Close for the erection of a 3 bed detached chalet style house.

(b) SE/06/00858/FUL, The Birches, Gorsewood Road. To convert existing bungalow into a two storey house.

RESOLVED: That,
an objection be raised to application SE/06/00858/FUL, The Birches, Gorsewood Road to convert the existing bungalow into a two storey house on the grounds that the proposed development would be situated less than 1 metre from the boundary.

(c) SE/06/00861/FUL, Leslie Cottage, Ash Road. Single storey side addition, porch with triple wall roof.

RESOLVED: That,
no objection be raised to application SE/06/00861/FUL, Leslie Cottage, Ash Road for a single storey side addition with triple wall roof.

(d) SE/06/00916/FUL, Mariners, Gorse Way. Single storey front extension.

RESOLVED: That,
no objection be raised to application SE/06/00916/FUL, Mariners, Gorse Way for a 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 the application SE/06/00571/CONVAR.

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 stand by its previous comments on application SE/06/00571/CONVAR, Carill, Church Road inasmuch as it objects to the application on the grounds that no information to support the requested time extension has been submitted.

6. Planning decisions

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

| Application no | Site | Description and SDC decision | HPC comment |
|-----------------|-------------------------------|--|---|
| SE/05/1871 | Milestone School, Ash Road | Alterations & extensions to the existing school building to provide additional accommodation & 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 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 |

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| | | | 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. |
| SE/06/00380/CO NVAR | Hartley Post Office, Ash Road | Removal of condition 2 of SE/05/02101/FUL. GRANTED | 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. |
| 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.

RESOLVED: That,
a letter received 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.

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

RESOLVED: That,
a letter received 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.

9. Planning Enforcements

a) Highfields, Manor Drive

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.

RESOLVED: That,
the information received from the Enforcement Officer at Sevenoaks District Council be and noted.

b) The Laurels, Manor Drive

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.

RESOLVED: That,
the information received from the Enforcement Officer at Sevenoaks District Council be and noted.

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 had been requested to consider the South East Plan.

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

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| RESOLVED: That, the South East Plan, be noted |
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11. Date of Next Meeting

Wednesday 17th May 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: