

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
17TH MAY 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford
Cllr Mrs Y Coutts (*Arrived at 10.12a.m.*)
Cllr Mr M Harris
Cllr Mr B Ramsay (Chairman)

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

1. Apologies

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

2. Election of Chairman

RESOLVED: That,
Cllr Mr B Ramsay be elected Chairman of the Planning Committee until the Annual Meeting of the Council in May 2007.

3. Election of Vice Chairman

RESOLVED: That,
Cllr Mr M Harris be elected Vice Chairman of the Planning Committee until the Annual Meeting of the Council in May 2007.

4. Declarations of Interest

Cllr Mr C Alford declared a personal interest under minute item 14, in respect of the proposed Orange mobile phone mast at Hartley Grange, as his private residence is located nearby.

Cllr Mr M Harris declared a personal interest under minute item 14, in respect of the proposed Orange mobile phone mast at Hartley Grange, as his private residence is located nearby.

5. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 2nd May 2006, be approved and signed as a correct record.

6. Review Terms of Reference

The Committee reviewed its Terms of Reference and was satisfied that it could operate satisfactorily under the Terms of Reference as approved by the Council at its Annual Meeting held on 8th May 2006.

RESOLVED: That,
the Terms of Reference, as set out in appendix 1 attached to these minutes, be noted.

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. Two members of the public expressed a wish to make a representation and this was noted by the Chairman.

7. Planning applications

(a) SE/06/00453/LDCEX, Fairhaven, Manor Drive. Conservatory at rear of house erected without planning permission over 4 years ago.

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

Mrs Roberts asked a question on the planning rules relating to conservatories.

RESOLVED: That,
no objection be raised to application SE/06/00453/LDCEX, Fairhaven, Manor Drive for a conservatory at rear of the house erected without planning permission over 4 years ago.

b) SE/06/00951/OUT, Squirrels Haunt, Gorsewood Road. Demolition of existing detached dwelling and 'granny annex' and erection of 2 no dwellings and garages.

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

Mr Rose, the applicant, spoke in favour of the application.

RESOLVED: That,
no objection be raised to application SE/06/00951/OUT, Squirrels Haunt, Gorsewood Road for the demolition of existing detached dwelling and 'granny annex' and erection of 2 no dwellings and garages.

(c) SE/06/01057/FUL, 14, Carmelite Way. Installation of dormer window.

RESOLVED: That,
no objection be raised to application SE/06/01057/FUL, 14, Carmelite Way for the installation of a dormer window.

8. SE/06/00452/FUL, Fairhaven, Manor Drive. Semi basement garage, living room and bedroom over.

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.

9. SE/06/00452/FUL, Bramblings Nursing Home, Bramblefield Close. Single storey extension to the side of the property.

The above application was considered by the Planning Committee at its meeting held on 28th March 2006 and the following comment was returned:

'Hartley Parish Council objects to the application on the grounds that the application contravenes Green Belt regulations and that no 'very special circumstances' have been shown as to why the addition of a boiler house should be permitted.

The Case Officer at Sevenoaks District Council contacted the Parish Office on 3rd May 2006 asking for the Parish Council's comments on additional information submitted by the applicant.

RESOLVED: That,
an email received from the Case Officer on 4th May 2006, confirming that she had sent a letter to the applicant to inform them that the application will be recommended for refusal and that therefore no further comment is required from the Parish Council, be received and noted.

10. Planning Enforcements

a) Land at The Laurels, Manor Drive

The Senior Investigation Officer at the District Council has written to the owner of The Laurels regarding fencing that has been erected alongside the public footpath to the north west of the property.

Because the fence exceeds 2 metres in height, the owner has been advised that it requires the benefit of planning permission but that should the fence be reduced to 2 metres in height or less, this will render it permitted development, not requiring the benefit of planning permission.

RESOLVED: That,
the action taken by the Senior Investigation Officer at the District Council be noted.

b) Kinnerton, Ash Road

RESOLVED: That,
A letter from the District Council to the owner of Kinnerton, Ash Road, requesting that details be submitted regarding conditions 3 (materials) and 4 (landscaping), imposed on planning permission SE/05/01984/FUL, be received and noted.

11. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/06/00547/FUL	Cedars, Gorse Way	Single storey front extension (amendment to previously approved SE/05/01898). GRANTED	No objection
SE/06/00537/FUL	Applegarth, Church Road	Ground floor rear, side and front extensions and alterations. REFUSED	No objection provided that it complies with Green Belt regulations.

SE/06/00610/FUL	3, Hoselands View	Single storey side extension to enlarge kitchen. GRANTED	No objection
SE/06/00645/FUL	Land adj to Chatenay, Manor Drive	Construction of a chalet bungalow and detached garage (revision to previous application SE/05/01698) GRANTED	No objection
SE/06/00650/FUL	5, Dickens Close	First floor dormer extensions and revised windows – amendments to SE/05/01554/FUL. GRANTED	No objection.

12. Sevenoaks District Local Development Framework – UPDATE

a) A letter dated 3rd May 2006 was received from the LDF Team Leader at Sevenoaks District Council providing an update on the Local Development Framework.

RESOLVED: That,
the letter received from Sevenoaks District Council providing an update on the Local Development Framework, be received and noted.

b) The Committee had been requested to consider a consultation document entitled 'How would you like your District to look?'

RESOLVED: That,
the consultation document entitled 'How would you like your District to look?' be noted.

13. Gravesham Borough Council – Submission of Statement of Community Involvement

The Committee had been requested to consider Gravesham Borough Council's submission Statement of Community Involvement (SCI), along with the Pre-submission Consultation Statement, a Statement of DPD Matters, and an assessment of the soundness of the SCI carried out by the Borough Council.

The above documents have been submitted to the Secretary of State, who will appoint an independent Planning Inspector to assess the 'soundness' of the document in an independent examination. Prior to the examination, the submission SCI and accompanying documents are available for public comment for a six week period which runs from 21st April until 2nd June 2006.

RESOLVED: That,
Gravesham Borough Council's submission Statement of Community Involvement (SCI), along with the Pre-submission Consultation Statement, a Statement of DPD Matters, and an assessment of the soundness of the SCI carried out by the Borough Council, be noted.

14. Proposed Orange Mobile Phone Mast at Hartley Grange. (Site Ref: KNT344)

Cllrs Alford and Harris had previously declared a personal interest under minute item 14, the proposed Orange mobile phone mast at Hartley Grange, as their private residences are located nearby.

The Committee had been requested to note correspondence received from Orange in response to a wide range of concerns and issues over the proposal. Therefore, as there was no discussion or voting on the proposed mobile phone mast at Hartley Grange, it was not necessary for Cllrs Alford and Harris to withdraw from the meeting.

RESOLVED: That,
Correspondence dated 24th April 2006, received from Orange Personal Communication Services Ltd, be noted.

The Committee noted that Orange had considered various locations for a mast in Hartley and agreed that it may be of benefit to Orange and the Parish Council to arrange a meeting to discuss the extent of the need for increased network coverage in the area and to suggest the possibility of mast sharing.

RECOMMENDED: That,
the Parish Council contact Orange Personal Communication Services to offer them the opportunity to meet with members of the Parish Council to discuss the need for coverage in the area and to outline the principles that the Parish Council has adopted in respect of telecommunications masts.

15. Date of Next Meeting

Tuesday 30th 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 10.32 a.m.

Signed:
Chairman

Date:

PLANNING COMMITTEE

APPENDIX 1

Terms of Reference

Delegation from the Council

These Terms of Reference were agreed by the Parish Council at its meeting held on **8th May 2006** and recorded in the minute number **8**.

Membership

The Committee shall be elected, and may be re-elected, at the Annual Meeting of the Council.

Procedures

(1) The Committee shall operate in accordance with the Council's Standing Orders and the Guidelines on Procedure at Meetings of the Planning Committee adopted by the Council on 7th February 2005.

(2) At the first meeting of the Committee after the Annual Meeting of the Parish Council, the Committee shall elect a Chairman and, if the Committee deems necessary, a Vice Chairman for the forthcoming year from amongst the Committee membership. The Chairman and Vice Chairman, if appointed, may be re-elected.

(3) The Committee shall submit its minutes for adoption to the next meeting of the Parish Council.

(4) The Clerk or Assistant Clerk shall provide administrative support for the Committee.

Committee functions

(1) To respond on behalf of the Council to requests from the local planning authorities for comments on planning applications, tree preservation orders and breaches of planning control.

(2) Where appropriate, prepare for the Council, grounds for supporting the local planning authority in any planning appeals against refusal of planning permission.

(3) To advise the Council on all planning matters including changes to the Sevenoaks District Local Plan.

(4) To respond on behalf of the Council to applications for the grant and/or transfer of Personal and Premises Licences and Gaming Permits

(5) To respond on behalf of the Council to consultation documents from:

(a) the South East England Regional Assembly in respect of regional mineral and waste management strategies,

(b) the Government Office for the South East in respect of regional planning Guidance for the South East,

(c) Kent County Council and Medway Council in respect of the Structure Plan

(6) To respond on behalf of the Council to requests from Kent County Council, Dartford Borough Council, Gravesham Borough Council and Sevenoaks District Council for comments on any of its consultation documents.

Delegated Powers

- (1) To determine and submit the Council's observations on planning applications, applications concerning tree preservation orders and breaches of planning control.
- (2) To undertake such action, publicity and consultations considered necessary to provide residents with an opportunity to make representations on planning applications and other planning matters.
- (3) To appoint working groups to research and advise the Committee on planning applications and appeals.
- (4) To determine and submit the Council's comments on applications for the grant and/or transfer of Personal and Premises Licences and Gaming Permits.
- (5) To determine and submit the Council's comments on consultation documents from:
 - (a) the South East England Regional Assembly in respect of regional mineral and waste management strategies,
 - (b) the Government Office for the South East in respect of regional planning guidance for the South East
 - (c) Kent County Council and Medway Council in respect of the Structure Plan
- (6) To determine and submit the Council's comments on consultation documents from Kent County Council, Dartford Borough Council, Gravesham Borough Council and Sevenoaks District Council.

As approved by Council at its meeting on 8th May 2006.