

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
13TH JUNE 2006 AT 10.30 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford  
Cllr Mr M Harris  
Cllr Mr J Gaywood  
Cllr Mrs M Solman  
Cllr Mr B Ramsay (Chairman)

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

**1. Apologies**

Apologies for absence had been received from Cllr Mr L Abraham and Cllr Mrs Y Coutts.

**2. Declarations of Interest**

Cllr Mr C Alford declared a personal interest under minute item 4, in respect of planning application SE/06/01149/FUL, Hartley Grange, Church Road, as his private residence is located in Billings Hill Shaw.

Cllr Mr Alford declared a personal interest under minute item 4, in respect of planning application SE/06/00582/FUL, 24, Billings Hill Shaw, as his private residence is located in Billings Hill Shaw.

Cllr Mr M Harris declared a personal interest under minute item 4, in respect of planning application SE/06/01149/FUL, Hartley Grange, Church Road, as his private residence is located in Billings Hill Shaw.

**3. Minutes of the previous meeting**

RESOLVED: That,  
the minutes of the meeting of the Planning Committee held on 26th May 2006, be approved and signed as a correct record.

RESOLVED: That,  
Pursuant to Standing Order 26 (d), the order of business be varied and planning application SE/06/01149/FUL, Hartley Grange, Church Road, be brought forward.

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

#### 4. Planning applications

**(a) SE/06/01149/FUL, Hartley Grange, Church Road. 20m Cypress tree mast supporting 3 antennas, 2 dishes with 5 equipment cabinets located in a compound at the base of the tree.**

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

Mrs Harris, Mrs Larson and Mr Hollis spoke against the application.

Mrs Sharp suggested that mast sharing could be an option.

The Committee noted that 14 letters of objection had been received from members of the public.

RESOLVED: That,  
an objection be raised to application SE/06/01149/FUL, Hartley Grange, Church Road for a 20m Cypress tree mast supporting 3 antennas, 2 dishes with 5 equipment cabinets located in a compound at the base of the tree, on the following grounds:  
1) The proposed development would dominate a public open space, 2) it would destroy the existing sight lines and be out of character with the location, 3) the proposed development would be in close proximity to a residential area and a children's playground, 4) the proposed development would contravene Green Belt regulations and be inappropriate development in the Green Belt, 5) the mast would be visually obtrusive in the Green Belt and detrimental to the amenities of local residents 6) the access road in its proposed location would be visually obtrusive and 7) the existing woodland in the proposed location is mainly deciduous and the proposed structure would be twice the height of the existing trees.

**b) SE/06/00385/FUL, 25, Wellfield. Developing carport into garage using 3x2 timber between existing pillars and adding a door.**

RESOLVED: That,  
no objection be raised to application SE/06/00385/FUL, 25, Wellfield to develop carport into a garage using 3x2 timber between existing pillars and adding a door.

**(c) SE/06/00386/FUL, 14, Silverdale. Change carport into garage using 3x2 weatherboard wood.**

RESOLVED: That,  
no objection be raised to application SE/06/00386/FUL, 14, Silverdale to change a carport into a garage using 3x2 weatherboard wood.

**(d) SE/06/00582/FUL, 24, Billings Hill Shaw. AMENDED CONSULTATION – FOR INFORMATION ONLY. Erection of semi-detached garage, new site plan received 23/05/06. Original site plan was incorrect as development related to both dwellings.**

The Committee noted that the new site plan was for information only.

RESOLVED: That,  
the new site plan for application SE/06/00582/FUL, 24, Billings Hill Shaw, be noted.

**(e) SE/06/01079/FUL, Annlea, Ash Road. Replacement dwelling.**

RESOLVED: That,  
no objection be raised to application SE/06/01079/FUL, Annlea, Ash Road for a replacement dwelling provided that it complies with Green Belt Policy and in particular the 50% floor area increase guidelines.

**(f) SE/06/01305/FUL, The Old Orchard, Church Road. Conservatory to side and rear elevations.**

RESOLVED: That,  
no objection be raised to application SE/06/01305/FUL, The Old Orchard, Church Road for a conservatory to side and rear elevations, provided that it complies with Green Belt Policy and in particular the 50% floor area increase guidelines.

**5. Planning Appeals**

**Appeal Ref: APP/G2245/A/05/1188872**

**Application No: SE/05/00841/FUL**

**Site: St. Margarets, Church Road**

**Development: Erection of a detached house.**

The Inquiry into the above appeal will be held on 28th June 2006. The appeal will be heard at the Council Offices, Argyle Road, Sevenoaks, Kent, commencing at 10.00a.m. and the Committee had been requested to consider whether the Council wishes to make any representation at the appeal Inquiry.

RESOLVED: That,  
a) the details of the above appeal be noted, b) that if possible, a representative from the Planning Committee will attend the appeal Inquiry and c) that a letter be sent to Sevenoaks District Council reconfirming the Parish Council's previous objections to the application.

**6. Planning decisions**

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

<b>Application no</b>	<b>Site</b>	<b>Description and SDC decision</b>	<b>HPC comment</b>
SE/06/00453/LD CEX	Fairhaven, Manor Drive	Conservatory at rear of house, erected without planning permission over 4 years ago.  GRANTED	No objection
SE/06/00582/FUL	24, Billings Hill Shaw	Erection of semi-detached garage, new site plan received 23/05/06.  GRANTED	No objection

SE/06/00854/FUL	Chestnuts, Quakers Close	Erection of 3 bed detached chalet style house.  REFUSED	No objection
SE/06/00858/FUL	The Birches, Gorsewood Road	To convert existing bungalow into a two storey house.  REFUSED	HPC objects on the grounds that the proposed development would be situated less than 1 metre from the boundary.
SE/06/00861/FUL	Leslie Cottage, Ash Road	Single storey side addition, porch with triple wall roof.  GRANTED	No objection
SE/06/00916/FUL	Mariners, Gorse Way	Single storey front extension.  GRANTED	No objection
SE/06/01069/FUL	Manhattan, Gresham Avenue	First floor rear extension and ground floor extension.  GRANTED	No objection

## 7. Kent & Medway Structure Plan

The Kent & Medway Structure Plan was placed on deposit in September 2003. Proposed Pre-Examination in Public Changes were published in June 2004. The Plan's key issues were then debated and tested at an Examination in Public (EIP), conducted by an Independent Panel, for a four week period in September 2004. Following the publication of the Panel Report in February 2005, Kent and Medway Councils consulted on Proposed Modifications (September/October 2005) and Further Proposed Modifications (January/February 2006)

The Committee had been requested to note the formal Notice of Intention to Adopt the Plan.

RESOLVED: That,  
the formal Notice of Intention to adopt proposals for the replacement of the Kent & Medway Structure Plan, be noted

## 8. Date of Next Meeting

Tuesday 27th June 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 11.12 a.m.

Signed: .....  
Chairman

Date: .....