

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
18TH JULY 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

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

In attendance: Mrs Gilder (Assistant Clerk)
Cllr Mr A Barnett
3 members of the public

1. Apologies

Apologies for absence had been received from Cllr Mr L Abraham and Cllr Mr M Harris.

2. Declarations of Interest

Cllr Mr C Alford declared a personal interest in minute item 7, in respect of the withdrawal 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 7th July 2006, be approved and signed as a correct record.

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/06/01642/FUL, Plots 1 & 2 Down-Ampney, Gorsewood Road.
Construction of two new dwellings with detached garages.**

RESOLVED: That,
no objection be raised to application SE/06/01642/FUL, Plots 1 & 2 Down-Ampney, Gorsewood Road for the construction of two new dwellings with detached garages.

b) SE/06/01696/FUL, Metraro, Woodland Avenue. Demolition of detached dwelling and erection of 2 detached replacement dwelling houses.

RESOLVED: That,
no objection be raised to application SE/06/01696/FUL, Metraro, Woodland Avenue for the demolition of detached dwelling and erection of 2 detached replacement dwelling houses.

c) SE/05/1871/R4, R5 & R6, Milestone School, Ash Road. Details of parking, landscaping and location of adventure playground pursuant to conditions 4, 5 and 6 of planning permission SE/05/1871.

RESOLVED: That,
no objection be raised to application SE/05/1871/R4, R5 & R6, Milestone School, Ash Road, details of parking, landscaping and location of adventure playground pursuant to conditions 4, 5 and 6 of planning permission SE/05/1871.

d) SE/05/1871/R3, Milestone School, Ash Road. Details of external materials pursuant to condition (3) of planning permission SE/05/1871.

RESOLVED: That,
no objection be raised to application SE/05/1871/R3, Milestone School, Ash Road, details of external materials pursuant to condition (3) of planning permission SE/05/1871.

5. Planning Appeals

a) Appeal ref: APP/G2245/A/05/1188872
Application no: SE/05/00841/FUL
Site: St. Margarets, Church Road
Development: Erection of a detached house
Appeal date: 28th June 2006

Cllr Mrs Solman reported that she had attended the above appeal and subsequent site visit and had had the opportunity to speak on behalf of the Parish Council.

Cllr Mrs Solman informed the Committee that she had distributed a history of the site to those attending the appeal and had reiterated the Parish Council's objections to the application.

Cllr Mrs Solman reported that the Planning Inspector had received one letter in support of the development but confirmed that the author of the letter lives at some distance from the proposed development site.

b) Appeal ref: APP/G2245/A/05/1186415
Application no: SE/05/00805/FUL
Site: Orchard House, Ash Road
Development: Erection of extension and alterations
Appeal date: 30th June 2006

Cllr Gaywood reported that he had attended the above appeal and subsequent site visit and had had the opportunity to speak on behalf of the Parish Council.

Cllr Gaywood informed the Committee that he had reiterated the Parish Council's objections to the application and had stressed the Parish Council's concern that Green Belt policies should be adhered to.

Cllr Gaywood reported that the Planning Inspector had received one letter in support of the development but that the letter appeared to contain a number of inaccuracies which Cllr Gaywood had pointed out to the Inspector.

6. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/06/00385/FUL	25, Wellfield	Developing carport into garage using 3 x 2 timber between existing pillars and adding a door. GRANTED	No objection.
SE/06/01037/FUL	The White House, Gorsewood Road	A two storey side extension, single storey rear extension, a rear conservatory and the conversion of the existing garage into an annex. REFUSED	No objection.
SE/06/01093/FUL	Mark House	Erection of a split level bungalow with detached garage. REFUSED	HPC objects on the following grounds: 1) the proposed development would result in overdevelopment of the site & be out of character with the street scene. 2) The proposed new access would be closely situated to a dangerous bend in the highway. 3) The proposed development would be situated very close to the boundary.
SE/05/1871/R	Milestone School, Ash Road	Minor amendments to key stage 3/4 block, main building and hydrotherapy pool. APPROVED	No objection

7. 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.

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.

8. Planning Enforcements

87, Caxton Close

The Senior Investigation Officer at the District Council has written to the owner/occupier of 87 Caxton close regarding the construction of a porch and rear extension.

The extension appears not to exceed 50 cubic metres and the Senior Investigation Officer has informed the owner/occupier that if this is the case, it does not require the benefit of planning permission.

The owner/occupier has been informed that the porch is too large to benefit from the permitted development rights for porches and accordingly planning permission is required.

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

9. Sevenoaks District Gambling Act Seminar

The Committee considered an invitation from Sevenoaks District Council inviting a representative/representatives from the Parish Council to attend a Gambling Act Seminar on 27th July 2006.

Cllr Ramsay reported that he would be attending the Seminar in his capacity as District Councillor.

10. Date of Next Meeting

Tuesday 1st August 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 10.52a.m.

Signed:
Chairman

Date:

