

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
1ST AUGUST 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford
Cllr Mrs A Oxtoby
Cllr Mrs M Solman
Cllr Mr B Ramsay (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/06/01760/FUL, The Birches, Gorsewood Road and SE/06/01779/FUL, Land rear of 47 Springcroft.

1. Apologies

Apologies for absence had been received from Cllr Mr L Abraham, Cllr Mrs Y Coutts, Cllr Mr J Gaywood and Cllr Mr M Harris.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 18th 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. Seven members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/06/01676/FUL, Hartley Old Rectory, Ash Road. A detached house as replacement for the previously demolished Old Rectory.

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

Mr Mayer spoke in favour of the application.

RESOLVED: That,
no objection be raised to application SE/06/01676/FUL, Hartley Old Rectory, Ash Road for a detached house as a replacement for the previously demolished Old Rectory provided that it complies with Green Belt regulations.

b) SE/06/01683/FUL, Bramblings Residential Home, Ash Road. Erection of single storey side extension to create boiler room (variation of planning permission SE/02/01484/FUL.

RESOLVED: That,
an objection be raised to application SE/06/01683/FUL, Bramblings Residential Home, Ash Road for the erection of a single storey side extension to create boiler room (variation of planning permission SE/02/01484/FUL) on the grounds that it conflicts with Green Belt regulations and should be contained within the existing buildings.

c) SE/06/01737/FUL, Mullion, Church Road. Conservatory to rear of property.

RESOLVED: That,
no objection be raised to application SE/06/01737/FUL, Mullion, Church Road for a conservatory to the rear of the property provided that it complies with Green Belt regulations.

d) SE/06/01739/FUL, 41, Cherry Trees. Conversion of roof space and conservatory.

RESOLVED: That,
no objection be raised to application SE/06/01739/FUL, 41, Cherry Trees for the conversion of roof space and conservatory.

e) SE/06/01760/FUL, The Birches, Gorsewood Road. To convert existing bungalow into a two storey house.

RESOLVED: That,
no objection be raised to application SE/06/01760/FUL, The Birches, Gorsewood Road to convert the existing bungalow into a two storey house.

10.20 Cllr Alford left the meeting

f) SE/06/01779/FUL, Land rear of 47 Springcroft. New dwelling.

The Committee noted that 3 letters had been received from members of the public objecting to the application.

RESOLVED: That,
an objection be raised to application SE/06/01779/FUL, land rear of 47 Springcroft for a new dwelling on the following grounds: 1) The proposed development would be detrimental to the amenities of neighbouring properties resulting in loss of privacy. 2) The proposal would be contrary to the Sevenoaks District Local Plan in that it would create a tandem development. 3) The proposed development would be out of character with the street scene and 4) Ownership of the proposed access is unknown.

g) SE/06/01784/FUL, Tilehurst, Church Road. Loft conversion.

RESOLVED: That,
no objection be raised to application SE/06/01784/FUL, Tilehurst, Church Road for a loft conversion provided that it complies with Green Belt regulations.

h) SE/06/01786/FUL, Derman, Briars Way. Rear and side extensions at ground and first floor levels.

RESOLVED: That,
No objection be raised to application SE/06/01786/FUL, Derman, Briars Way for rear and side extensions at ground and first floor levels.

i) SE/06/01787/FUL, Prospect Lodge, Gorse Way. Demolition of existing dwelling and replacement with a new building comprising 5 x 2 bedroom and 2 x 1 bedroom flats with 12 parking spaces and a new access arrangement (resubmission of SE/06/00351).

The Committee noted that 3 letters had been received from members of the public objecting to the application.

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

Mrs Angel, Mrs Gladman, Mrs Bartley, Mr Mayer, Mr Tremain, Mr Cory and Mr Wilson spoke against the application.

10.38 Cllr Alford returned to the meeting

RESOLVED: That,
an objection be raised to application SE/06/01787/FUL, Prospect Lodge, Gorse Way for the demolition of existing dwelling and replacement with a new building comprising 5 x 2 bedroom and 2 x 1 bedroom flats with 12 parking spaces and a new access arrangement (resubmission of SE/06/00351) on the following grounds: 1) Due to its scale and design, the proposal would appear totally out of character with the street scene, creating a prominent and visually obtrusive development, harmful to the street scene. 2) The traffic associated with the development would create unacceptable traffic conditions in and on the immediate road network and would interfere with the free flow of traffic and vehicle movement in Gorse Way specifically. 3) The proposal would create an undesirable form of development and would harm the residential amenities enjoyed by the occupants of adjacent properties because of overlooking and an overbearing impact. 4) Excavations to accommodate the proposed ramp could result in a number of the existing mature trees (some of which are covered by a Tree Preservation Order) being damaged/removed. 5) The proposed development would be served by substandard parking, likely to result in damage due to verge parking and obstruction to the highway.

j) SE/06/01821/FUL, Baldhu, Manor Drive. Demolition of garage and erection of replacement garage.

RESOLVED: That,
no objection be raised to planning application SE/06/01821/FUL, Baldhu, Manor Drive for the demolition of garage and erection of replacement garage.

k) SE/06/01830/OUT, Hill Crest, Ash Road. Erection of two dwellings including demolition of corner of existing dwelling.

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

Mr Mayer spoke in favour of the application.

RESOLVED: That,
an objection be raised to application SE/06/01830/FUL, Hill Crest, Ash Road for the erection of two dwellings including demolition of corner of existing dwelling on the following grounds: 1) The proposed development would create back land development. 2) The proposal would be detrimental to the amenities of neighbouring properties resulting in loss of privacy. 3) The proposed development would be inappropriate and detrimental to the location, adjacent to the Green Belt. 4) The proposal would be contrary to the Sevenoaks District Local Plan in that it would create a tandem development.

I) 06/01770/WTPO, 1, Old Downs. Works to lime tree and beech tree.

RESOLVED: That,
no objection be raised to application 06/01770/WTPO, 1, Old Downs for works to a lime tree and beech tree provided that the proposed works meet with the approval of the District Council's Tree Officer.

5. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/06/01305/FUL	The Old Orchard, Church Road	Conservatory to side and rear elevations. REFUSED	No objection provided that it complies with Green Belt policy and in particular the 50% floor area increase guidelines.
SE/06/01356/FUL	Eden Lodge, Gorsewood Road	Rear extension. GRANTED	No objection.
SE/06/00386/FUL	14, Silverdale	Change carport into garage using 3 x 2 weatherboard wood. GRANTED	No objection.

6. Parish/Town Council Satisfaction Questionnaire Results

RESOLVED: That,
the results of Sevenoaks District Council's Development Control Services Satisfaction Questionnaire – November 2005, be received and noted.

7. 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.

SUMMARY OF DECISION: The appeal is dismissed

RESOLVED: That,
the above appeal decision be received and noted.

The Committee noted that in his report, the Planning Inspector referred to conditions imposed on planning permission granted for the dwelling that has been constructed at the rear of the site.

One of the conditions stated that the long front garden (beside a new access) was required to be landscaped before the occupation of the rear dwelling. The Committee noted that this condition had not yet been complied with.

RESOLVED: That,
the Assistant Clerk be requested to contact the Planning Enforcement Officer at the District Council to ask for the above planning condition to be enforced.

8. Date of Next Meeting

Tuesday 18th 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 11.06 a.m.

Signed:
Chairman

Date: