

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
15TH AUGUST 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford
Cllr Mrs Y Coutts (Arrived at 10.03a.m.)
Cllr Mr M Harris
Cllr Mrs M Solman
Cllr Mr B Ramsay (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/06/01691/FUL, Hillside, Manor Drive and SE/06/01868/FUL, Hartley Post Office, Ash Road

1. Apologies

Apologies for absence had been received from Cllr Mr L Abraham, Cllr Mr J Gaywood and Cllr Mrs A Oxtoby.

2. Declarations of Interest

The Committee noted that one of the applicants in respect of planning application SE/06/01755/FUL, Gorsewood Farm and Thornton House, Gorsewood Road was a Parish Councillor, but Cllrs Mrs Coutts, Harris, Mrs Solman and Ramsay, believed that they did not have a personal or prejudicial interest in the matter.

Cllr Alford declared a personal interest in minute item 4, in respect of planning application SE/06/01755/FUL, Gorsewood Farm and Thornton House, Gorsewood Road as he occasionally socialises with one of the applicants.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 1st August 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. Two members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/06/01691/FUL, Hillside, Manor Drive. Double storey side, rear and front extensions.

RESOLVED: That,
no objection be raised to application SE/06/01691/FUL, Hillside, Manor Drive for double storey side, rear and front extensions.

b) SE/06/01755/FUL, Gorsewood Farm and Thornton House, Gorsewood Road. Demolition of existing buildings and erection of five detached houses.

The Committee noted that one letter had been received from a member 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 Sharp spoke against the application.

RESOLVED: That,
an objection be raised to application SE/06/01755/FUL, Gorsewood Farm and Thornton House, Gorsewood Road for the demolition of existing buildings and erection of five detached houses, on the following grounds:
1) The proposal contravenes Policy H10A of the Sevenoaks District Local Plan which permits only limited development (i.e less than 5 units). 2) The proposed development contravenes Policy EN1.4 of the Sevenoaks District Local Plan which precludes back land development. 3) The proposed development would generate additional traffic on an already busy road. 4) The proposal would be detrimental to the amenities of residents in adjoining properties resulting in loss of privacy. 5) The application site is adjacent to the Green Belt and would contravene Green Belt regulations as the proposed development would increase hard standing and built form and 6) the Committee considers that no more development should be permitted until the existing sewer problems have been corrected.

c) SE/06/01804/FUL, Fairmile, Stack Lane. Conversion of unusable garage into a kitchen infill conservatory style extension and internal alterations.

RESOLVED: That,
no objection be raised to application SE/06/01804/FUL, Fairmile, Stack Lane for the conversion of unusable garage into a kitchen infill conservatory style extension and internal alterations.

d) SE/06/01812/FUL, The Laurels, Manor Drive. Alteration to roof to remove gambrel hips.

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

Mrs Sharp spoke against the application.

RESOLVED: That,
no objection be raised to application SE/06/01812/FUL, The Laurels, Manor Drive for alterations to the roof to remove the gambrel hips, provided that it complies with Green Belt regulations however, the Committee expresses its concern that the additional external wall will increase the floor area, which may contravene Green Belt policies. The Committee is also concerned that the accompanying site plan shows the adjoining woodland as part of the properties garden curtilage.

e) SE/06/01854/FUL, The Bungalow, Quakers Close. Glass conservatory at rear of property.

RESOLVED: That,
no objection be raised to application SE/06/01854/FUL, The Bungalow, Quakers Close for a glass conservatory at the rear of the property.

f) SE/06/01868/FUL, Hartley Post Office, Ash Road. Demolition of existing bungalow and erection of 2 storey dwelling (revision of SE/05/02101).

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

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

RESOLVED: That,
no objection be raised to application SE/06/01868/FUL, Hartley Post Office, Ash Road for the demolition of the existing bungalow and erection of a 2 storey dwelling (revision of SE/05/02101) but the Committee would like to see the Ash Road elevation given the same appearance as the existing building.

g) SE/06/01941/FUL, Rorty Crankle, Hottsfeld. Ground floor extension and first floor loft space conversion to drawings BDS 063 sheets 1 & 2.

RESOLVED: That,
no objection be raised to application SE/06/01941/FUL, Rorty Crankle, Hottsfeld for a ground floor extension and first floor loft space conversion to drawings BDS 063 sheets 1 & 2.

5. Planning decisions

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

| Application no | Site | Description and SDC decision | HPC comment |
|-----------------|-------------------------|---|---|
| SE/06/01079/FUL | Annlea, Ash Road | Replacement dwelling. REFUSED | No objection provided that it complies with Green Belt policy and in particular the 50% floor increase guidelines. |
| SE/06/01359/FUL | Applegarth, Church Road | Ground floor rear, side and front elevations. GRANTED | No objection. |
| SE/06/01365/FUL | Perivale, Church Road | Demolition of existing dwelling and outbuilding and construction of new access and three detached dwellings. REFUSED | HPC objects on the grounds that 1) the proposed application would result in overdevelopment of the site & would be detrimental to the amenities of neighbouring properties resulting in loss of light & privacy. 2) the proposed development would result in backland/tandem development which is contrary to the Sevenoaks |

| | | | |
|-----------------|------------------------|--|--|
| | | | District Local Plan. HPC fully supports the objections raised by neighbours in respect of the application. |
| SE/06/01413/FUL | Fairby Lodge, Ash Road | Two storey front extension & new single storey lobby (to replace existing lobby) and new vehicular crossover. GRANTED | No objection. |

6. Planning Appeals

Appeal Ref: APP/G2245/A/05/1186415

Application No: SE/05/00805/FUL

Site: Orchard House, Ash Road

Development: Erection of extension and alterations.

SUMMARY OF DECISION: The appeal is allowed.

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

7. SE/05/1871/R3, Milestone School, Ash Road – Details of external materials.

The Committee received a letter from Kent County Council confirming that they have considered the details of external materials imposed on the consent reference SE/05/1871 granted on 12th April 2006 in respect of the above proposal and that the details submitted by the architects in their letters dated 4th July and 24th July 2006 have been approved.

RESOLVED: That,
the letter received from Kent County Council, be noted.

8. Planning Enforcements

The Committee received a letter from the Senior Investigation Officer at Sevenoaks District Council, to the owner/occupier of Hemesleys Livery Stable, regarding the stationing of three mobile homes.

The Senior Investigation Officer has advised the owner/occupier that the stationing of three mobile homes, whether for residential accommodation or as a training facility, requires the benefit of planning permission which has not been sought or granted.

The owner/occupier has been advised that the mobile homes should be removed within 2 months of the date of the letter.

RESOLVED: That,
the letter received from the Senior Investigation Officer at the District Council be noted.

**9. Kent Waste Development Framework: Spatial Options Consultation
Kent Joint Municipal Waste Management Strategy: Headline Strategy**

The Committee considered a letter received from Kent County Council, notifying the Parish Council of two related public consultations which will start on 26th July 2006 and end on 4th October 2006.

RESOLVED: That,
the letter received from Kent County Council, be noted.

10. Date of Next Meeting

Tuesday 29th 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 10.48 a.m.

Signed:
Chairman

Date: