

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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20th September 2006

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Tuesday 26th September 2006 commencing at 10.00 a.m. at the Pavilion, Manor Field.

Yours sincerely

Helen Gilder
Assistant Clerk to the Council

Note: Members of the Committee to assemble in the Pavilion at 9.15a.m. in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

AGENDA

1. Apologies

To receive apologies for absence

2. Declarations of Interest

To receive Members' declarations of interest.

3. Minutes of the previous meeting

To approve as a correct record the minutes of the meeting of the Planning Committee held on 12th September 2006. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/06/02203/FUL	66, Chantry Avenue	Single storey conservatory to the rear and single storey extension to front.
SE/06/02241/FUL	St. Fiacre, Woodland Avenue	Single storey rear extension and small extension to garage.
SE/06/02287/FUL	Tamarinda, Woodland Avenue	Demolition of existing bungalow and erection of two semi-detached dwellings.

SE/06/02341/FUL Hammonds,
Hottsfeld

Erection of detached garage/store
in front garden.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/06/01691/FUL	Hillside, Manor Drive	Double storey side, rear and front extensions. GRANTED	No objection.
SE/06/01760/FUL	The Birches, Gorsewood Road	To convert existing bungalow into a two storey house. GRANTED	No objection.
SE/06/01779/FUL	Land rear of 47, Springcroft	New dwelling. REFUSED	HPC objects 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.
SE/06/01784/FUL	Tilehurst, Church Road	Loft conversion. REFUSED	No objection provided that it complies with Green Belt regulations.
SE/06/01786/FUL	Dermar, Briars Way	Rear and side extensions at ground and first floor levels. GRANTED	No objection.

SE/06/01804/FUL	Fairmile, Stack Lane	Conversion of unusable garage into a kitchen infill conservatory style extension and internal alterations. GRANTED	No objection.
SE/06/01812/FUL	The Laurels, Manor Drive	Alteration to roof to remove gambrel hips. GRANTED	No objection to the alterations to the roof to remove gambrel hips, however the Council expresses its concern that the additional external wall will increase the floor area which may contravene Green Belt policies. The Council is also concerned that the accompanying site plan shows the adjoining woodland as part of the properties garden curtilage.
SE/06/01830/OUT	Hill Crest, Ash Road	Erection of two dwellings including demolition of corner of existing dwelling. REFUSED	HPC objects to the application on the following grounds: 1) The proposed development would create backland 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.

6. Partial Review of the South East Plan – Provision for Gypsy and Traveller Caravan Sites.

The Regional Assembly is to undertake an early partial review of the South East Plan in relation to the provision of Gypsy and Traveller caravan sites.

The government guidance requiring Gypsy and Traveller accommodation to be addressed in the Regional Spatial Strategy was published in February 2006, too late for the Assembly to take the issue into account in the draft South East Plan. The Committee is requested to consider two consultation documents relating to the partial review as follows:

- Consultation Draft Project Plan and Statement of Public Participation
- Sustainability Appraisal Scoping Report

This consultation marks the commencement of the review process; it is for a period of six weeks closing at 5p.m. on **Friday 13th October 2006**

The above documents may be viewed at www.southeast-ra.gov.uk or alternatively at the Parish Office. The response form and questionnaire can also be returned electronically via the website.

7. Pre – Planning Application Consultation – Proposed radio base station along Ash Road, Hartley. Site Ref: KNT344

A letter has been received from Harlequin Limited, working for and on behalf Orange PCS in connection with a proposed permanent radio base station on Hoselands Green.

The letter is part of a pre-planning application consultation carried out by telecommunication companies prior to submitting a formal application to the Local Planning Authority.

Harlequin is seeking the Parish Council's views on the proposal and has requested that any comments be submitted by no later than Tuesday 26th September 2006.

This matter is therefore being brought to the attention of the Planning Committee.

8. Approval of Details

To note that Sevenoaks District Council has approved the details described below, in accordance with the application and plans submitted therewith, unconditionally.

SE/06/01917/DETAIL, Cedars, Gorse Way. Details pursuant to condition 5 (a scheme for the treatment of the northern boundary forward of the existing front elevation) of planning permission SE/06/00547/FUL.

9. Date of next meeting

Committee membership

Cllr Abraham	Cllr Harris (ex officio)
Cllr Alford	Cllr Mrs Oxtoby
Cllr Mrs Coutts	Cllr Ramsay
Cllr Gaywood (ex officio)	Cllr Mrs Solman