

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
26TH SEPTEMBER 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mrs Y Coutts (*Arrived at 10.07*)  
Cllr Mr J Gaywood  
Cllr Mr M Harris  
Cllr Mr B Ramsay (Chairman)  
Cllr Mrs M Solman

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

**1. Apologies**

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

**2. Declarations of Interest**

Cllr Ramsay declared a prejudicial interest in minute item 4, in respect of planning application SE/06/02287/FUL, Tamarinda, Woodland Avenue as he knows the executors of the estate and withdrew from the meeting during discussion and voting on the item.

**3. Minutes of the previous meeting**

RESOLVED: That,  
the minutes of the meeting of the Planning Committee held on 12th September 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 they 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/06/02203/FUL, 66, Chantry Avenue. Single storey conservatory to the rear and single storey extension to front.**

RESOLVED: That,  
no objection be raised to application SE/06/02203/FUL, 66, Chantry Avenue for a  
single storey conservatory and single storey extension to front.

**b) SE/06/02241/FUL, St. Fiacre, Woodland Avenue. Single storey rear extension and small extension to garage.**

RESOLVED: That,  
no objection be raised to application SE/06/02241/FUL, St. Fiacre, Woodland Avenue, for a single storey rear extension and small extension to garage but the Committee expresses concern that the proposed extension to the garage will take it beyond the common building line of Larks Field.

**c) SE/06/02287/FUL, Tamarinda, Woodland Avenue. Demolition of existing bungalow and erection of two semi-detached dwellings.**

After some discussion, with 1 vote for and 3 against, it was

RESOLVED: That,  
an objection be raised to application SE/06/02287/FUL, Tamarinda, Woodland Avenue for the demolition of the existing bungalow and erection of two semi-detached dwellings on the grounds that the proposal would result in overdevelopment of the site.

**d) SE/06/02341/FUL, Hammonds, Hottsfeld. Erection of detached garage/store in front garden.**

RESOLVED: That,  
an objection be raised to application SE/06/02341/FUL, Hammonds, Hottsfeld for the erection of detached garage/store in the front garden, on the following grounds:  
1) The proposal would be inappropriate development, out of character with the street scene and 2) the proposed development would extend in front of the existing building line.

**5. Planning decisions**

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

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.
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#### **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 Committee had been 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

The 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.

Due to the size of the documents it had not been possible to circulate them with the agenda.

RESOLVED: That, Members of the Committee be requested to read the documents and pass on any comments to the Clerk, or alternatively directly to the South East England Regional Assembly.

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

The Committee noted that a letter had been received from Harlequin Limited, working for and on behalf of 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.

The Committee noted that 6 letters of objection to the proposal had been received from members of the public along with a petition containing 91 signatures.

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

Mrs Fewkes spoke against the proposal.

RECOMMENDED: That,

- a) the Assistant Clerk be requested to write to Harlequin Limited to inform them that the Parish Council does not enter into pre-planning application consultations but that it strongly objects to the proposal for a radio base station on Hoselands Green.
- b) The Assistant Clerk be requested to write to the Senior Planning Officer at Sevenoaks District Council to inform them that 1) the Parish Council strongly objects to the proposal for a radio base station on Hoselands Green as it is amenity land which the Council is keen to protect and 2) to notify them that the Parish Council has received 6 letters of objection from members of the public and a petition containing 91 signatures.
- c) The Senior Planning Officer at the District Council be sent a copy of the letter to Harlequin.

## **8. Approval of Details**

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.

RESOLVED: That,  
it be noted that Sevenoaks District Council has approved the details described above, in accordance with the applications and plans submitted therewith, unconditionally.

## **9. Date of Next Meeting**

Tuesday 17th October 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 10.50 a.m.

Signed: .....  
Chairman

Date: .....