

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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8th November 2006

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Tuesday 14th November 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 31st October 2006. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/06/02481/FUL	Namneddis, Quakers Close	AMENDED CONSULTATION – INFORMATION ONLY. Loft conversion including erection of 3 dormers to west elevation. As amplified by amended drawings received 20 October 2006. <i>Position of rearmost dormer (to bedroom 1) amended.</i>

SE/06/02482/FUL	41, Cherry Trees	AMENDED CONSULTATION: Conversion of roof space with addition of rear dormer and conservatory. As amplified by amended drawings received 30th October 2006. <i>Rear dormer reduced in size (now 3m in width). Proposed dormer to front elevation.</i>
SE/06/02540/FUL	The Briars, Manor Drive	New detached house in rear garden.
SE/06/02571/FUL	Maryfield, Manor Drive	To turn residence into six to twelve bedded (6 bedroom) convalescence guest home.
SE/06/02609/FUL	1, Springcroft	The formation of two new bedrooms at first floor level, extension of existing garage, new cross over and hard standing and new wall to the existing courtyard.
SE/06/02610/FUL	Treeview, Berrylands	Demolition of existing conservatory, single storey extension to rear.
SE/06/02720/FUL	29, Billings Hill Shaw	Demolition of existing porch. Construction of new porch and new double pitched room over existing converted garage.
SE/06/02757/FUL	Squirrels Haunt, Gorsewood Road	Demolition of existing dwelling and erection of two new five bedroom houses.
SE/06/02798/FUL	Hartley Dental Practice, 1 Wellfield	Single storey rear extension.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
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.	HPC objects to the application on the following grounds: 1) Due to its scale & design, the proposal would appear totally out of character with the street scene, creating a prominent & visually obtrusive development, harmful to the street scene, 2) the traffic associated with the

		(Resubmission of SE/06/00351) REFUSED	development would create unacceptable traffic conditions in & on the immediate road network & would interfere with the free flow of traffic & vehicle movement in Gorse Way specifically. 3) The proposal would create an undesirable form of development & would harm the residential amenities enjoyed by the occupants of adjacent properties because of overlooking & 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.
SE/06/01868/FUL	Post Office Bungalow, Ash Road	Demolition of existing bungalow and erection of 2 storey dwelling (revision of SE/05/02101) GRANTED	No objection but the Council would like to see the Ash Road elevation given the same appearance as the existing building.
SE/06/02287/FUL	Tamarinda, Woodland Avenue	Demolition of existing bungalow & erection of two semi-detached dwellings. REFUSED	HPC objects on the grounds that the proposal would result in overdevelopment of the site.

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

To receive and note a letter received from Sevenoaks District Council dated 23rd October 2006, confirming that the above application has been treated as withdrawn and accordingly no further action will be taken on it.

7. Planning Appeals

a) Appeal Ref: APP/G2245/A/06/2026613

Site: Prospect Lodge, Gorse Way

Proposal: Demolition of existing dwelling and erection of new building comprising 7 no 2 bedroom flats with 12 car parking spaces and new access arrangement.

Planning Application Ref: SE/06/00351/FUL

To note that an appeal has been made to the Planning Inspectorate against the decision of Sevenoaks District Council as Local Planning Authority to refuse planning permission for the above mentioned proposal.

The appeal will be determined by the submission of written representations and site inspection by the appointed Inspector.

b) Appeal Ref: APP/G2245/2027523/WF

Site: Site adjoining Chestnuts, Quakers Close

Proposal: Erection of 3 bed detached chalet style house

Planning Application Ref: SE/06/00854/FUL

To note that an appeal has been made to the Planning Inspectorate against the decision of Sevenoaks District Council as Local Planning Authority to refuse planning permission for the above mentioned proposal.

The appeal will be determined by the submission of written representations and site inspection by the appointed Inspector.

c) Appeal Ref: APP/G2245/A/06/2027269

Site: Gorsewood Farm and Thornton House, Gorsewood Road

Proposal: Demolition of existing buildings and erection of five detached houses.

Planning Application Ref: SE/06/01755/FUL

To note that an appeal has been made to the Planning Inspectorate against the failure of Sevenoaks District Council as Local Planning Authority to give notice of its decision within 8 weeks for the above mentioned proposal.

The appeal will be determined by the submission of written representations and site inspection by the appointed Inspector.

8. Metraro, Woodland Avenue

To note a letter received from a resident, dated 5th November 2006.

9. Date of next meeting

Committee membership

Cllr Abraham

Cllr Alford

Cllr Mrs Coutts

Cllr Gaywood (ex officio)

Cllr Harris (ex officio)

Cllr Mrs Oxtoby

Cllr Ramsay

Cllr Mrs Solman