

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
14TH NOVEMBER 2006 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford (Arrived at 10.05)
Cllr Mr J Gaywood
Cllr Mr M Harris
Cllr Mrs A Oxtoby
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/06/02540/FUL, The Briars, Manor Drive, SE/06/02571/FUL, Maryfield, Manor Drive and SE/06/02609/FUL, 1, Springcroft.

1. Apologies

Apologies for absence had been received from Cllr Mr L Abraham and Cllr Mrs Y Coutts.

2. Declarations of Interest

Cllr Harris declared a personal interest in minute item 4, in respect of planning application SE/06/02540/FUL, The Briars, Manor Drive as he knows the owner, and planning applications SE/06/02609/FUL, 1, Springcroft and SE/06/02720/FUL, 29, Billings Hill Shaw, as both properties are visible from his private residence.

Cllr Mrs Oxtoby declared a personal and prejudicial interest in minute item 7C, Planning appeals Appeal Ref: APP/G2245/A/06/2027269, Gorsewood Farm and Thornton House, Gorsewood Road and minute item 8, in respect of a letter received from a resident as both items relate to Mrs Oxtoby's private residence, and withdrew from the meeting during discussion and voting on the items.

Cllr Mrs Solman declared a personal interest in minute item 4, in respect of planning application SE/06/02571/FUL, Maryfield, Manor Drive as her private residence is located in Manor Drive. Cllr Mrs Solman declared a personal and prejudicial interest in minute item 4, in respect of planning applications SE/06/02609/FUL, 1, Springcroft and SE/06/02540/FUL, The Briars, Manor Drive as she has been involved in the consultation process by Sevenoaks District Council, and withdrew from the meeting during discussion and voting on the items.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 31st October 2006, be approved and signed as a correct record.
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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. Two members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/06/02481/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. Position of rearmost dormer (to bedroom 1) amended.

RESOLVED: That, the amended drawings received on 20th October 2006, be noted and that, no objection be raised to the amended position of the rearmost dormer (to bedroom 1) of application SE/06/02481/FUL, Namneddis, Quakers Close.

b) 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. Rear dormer reduced in size (now 3m in width.) Proposed dormer to front elevation.

RESOLVED: That, no objection be raised to application SE/06/02482/FUL, 41, Cherry Trees, AMENDED CONSULTATION: for the conversion of roof space with addition of rear dormer and conservatory. As amplified by amended drawings received 30th October 2006 showing the reduction in size of the rear dormer (now 3m in width) and the proposed dormer to the front elevation.

c) SE/06/02540/FUL, The Briars, Manor Drive. New detached house in rear garden.

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

Mrs O'Connor spoke against the application.

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

RESOLVED: That, an objection be raised to application SE/06/02540/FUL, The Briars, Manor Drive for a new detached house in the rear garden on the following grounds:
1) The proposal would result in back land development. 2) The proposal would result in over development of the site and be out of character with the area. 3) The proposed development would be detrimental to the amenities of neighbouring properties resulting in loss of light and privacy. 4) The proposed development contravenes Policy EN1.4 of the Sevenoaks District Local Plan which precludes tandem development. 5) The removal of the garage would reduce parking facilities for the existing property. 6) The proposed development would fail to ensure a satisfactory environment for future occupants.

d) SE/06/02571/FUL, Maryfield, Manor Drive. To turn residence into six to twelve bedded (6 bedroom) convalescence guest home.

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

Mrs Brooks spoke against the application.

The Committee noted that 1 letter of representation had been received from a member of the public objecting to the application.

RESOLVED: That,
an objection be raised to application SE/06/02571/FUL, Maryfield, Manor Drive, to turn residence into six to twelve bedded (6 bedroom) convalescence guest home, on the following grounds:
1) The proposal would result in inappropriate development, detrimental to the amenities of the area particularly those of the neighbouring property. 2) The proposal would result in additional pressure being put on the already inadequate sewage system in Hartley. 3) The proposal would result in an inappropriate change of use in an otherwise entirely residential area. 4) The junction with Church Road is on a dangerous corner and the entrance/exit to the property is located close to this. The increase in the amount of traffic turning into/out of Manor Drive would cause additional danger to users of the highway.

e) 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.

RESOLVED: That,
no objection be raised to application SE/06/02609/FUL, 1, Springcroft for 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 but the Committee would like to draw the District Council's attention to the fact that in view of the existing problem with flooding in Springcroft, a condition should be imposed requiring an adequate soak away to be provided when the new hard standing is formed

f) SE/06/02610/FUL, Treeview, Berrylands. Demolition of existing conservatory, single storey extension to rear.

RESOLVED: That,
no objection be raised to application SE/06/02610/FUL, Treeview, Berrylands for the demolition of the existing conservatory and single storey extension to rear, but the Committee would like to point out to the District Council that the plans accompanying the application do not appear to be correct as plan no 3351/1 does not show the extension to the bathroom shown on plan no 02/05/1/1

g) SE/06/02720/FUL, 29, Billings Hill Shaw. Demolition of existing porch. Construction of new porch and new double pitched roof over existing converted garage.

RESOLVED: That
no objection be raised to application SE/06/02720/FUL, 29, Billings Hill Shaw for the demolition of existing porch and construction of new porch and new double pitched roof over existing converted garage.

h) SE/06/02757/FUL, Squirrels Haunt, Gorsewood Road. Demolition of existing dwelling and erection of two new five bedroom houses.

After some discussion, with 4 votes for and 2 against, it was

RESOLVED: That,
an objection be raised to application SE/06/02757/FUL, Squirrels Haunt, Gorsewood Road for the demolition of the existing dwelling and erection of two new five bedroom houses on the grounds that the proposal would create a dominant and oppressive effect upon the adjoining residential properties due to the height and size of the dwellings proposed.

i) SE/06/02798/FUL, Hartley Dental Practice, 1 Wellfield. Single storey rear extension.

RESOLVED: That,
no objection be raised to application SE/06/02798/FUL, Hartley Dental Practice, 1, Wellfield for a single storey rear extension.

5. Planning decisions

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

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 (resubmission of SE/06/00351) REFUSED	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 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.

RESOLVED: That,
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, be received and noted.

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

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

RESOLVED: That,
1) the above appeal, lodged against the decision of Sevenoaks District Council as Local Planning Authority to refuse planning permission for the above mentioned proposal, be noted and
2) The Assistant Clerk be requested to send a copy of the Parish Council's original comments on the application to the Planning Inspectorate.

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

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

RESOLVED: That,
the above appeal, lodged against the decision of Sevenoaks District Council as Local Planning Authority to refuse planning permission for the above mentioned proposal, be noted.

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

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

RESOLVED: That,
1) the above appeal, lodged 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, be noted and
2) The Assistant Clerk be requested to send a copy of the Parish Council's original comments on the application to the Planning Inspectorate.

8. Metraro, Woodland Avenue

The Committee considered a copy of a letter sent by a resident to Sevenoaks District Council regarding the granting of planning permission for planning application SE/06/01696/FUL.

The Committee noted that the covering letter sent to the Parish Council also referred to a planning application at the site Gorsewood Farm and Thornton House, Gorsewood Road.

RESOLVED: That,
1) the copy of a letter sent by a resident to Sevenoaks District Council regarding the planning application at Metraro, Woodland Avenue, be noted and
2) The Assistant Clerk be requested to write to the resident to inform them of the comments submitted to SDC by the Parish Council on the planning application at Gorsewood Farm and Thornton House and enclosing a copy of the appeal notice received from Sevenoaks District Council.

8. Date of Next Meeting

Tuesday 28th November 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 11.10 a.m.

Signed:
Chairman

Date: