

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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3rd January 2007

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Tuesday 9th January 2007 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 December 2006. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/05/1871/RA	Milestone School, Ash Road	Amendments to include temporary pedestrian emergency gates.
SE/06/02738/FUL	29, Brambledown	AMENDED CONSULTATION – INFORMATION ONLY. Single storey side extension for use as garden shed/store room/utility room.

SE/06/03090/FUL	The White House, Gorsewood Road	Erection of a single storey side and rear extension and conservatory and conversion of existing garage to ancillary family annex (resubmission of application SE/06/01037/FUL)
SE/06/03137/FUL	24, Dickens Close	Demolition of domestic garage and erection of single storey side extension and part rear extension to accommodate proposed garage, shower room and family room.
SE/06/03188/FUL	The Laurels, Manor Drive	Raise existing close board fence to maximum 2400mm between points A & B. (Retrospective application).
SE/06/03266/FUL	10, Round Ash Way	Demolition of attached garage and construction of two storey side extension and alterations.
SE/06/03307/FUL	22, Downs Valley	Single storey side extension.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/06/02054/FUL	The Laurels, Woodland Avenue	Demolition of existing detached house and double garage replacing with one 3 bed detached chalet bungalow & one 4 bed detached chalet house. REFUSED	HPC objects on the following grounds: 1) The proposed application would result in over development of the site & would be detrimental to the amenities of neighbouring properties resulting in loss of light and privacy. 2) The site is located on a dangerous bend on a narrow road which is also a bus route & the proposal would result in an increase in traffic, thus compromising highway safety. 3) The proposed parking facilities are inadequate & as the access is located on a bend, would compromise highway safety with additional traffic accessing the properties at a dangerous point in the road. 4) The proposal

			could lead to an increase in on road parking, creating a further hazard to users of the highway. 5) The proposed development would be out of character with the street scene and would result in cramped development. 6) Hartley is not in a growth area so there is no need for the proposed development.
SE/06/02316/FUL	17, Springcroft	First floor front extension over existing hall/cloaks. GRANTED	No objection.
SE/06/02539/FUL	Tilehurst, Church Road	Loft conversion with insertion rooflights and erection of chimney. GRANTED	No objection.
SE/06/02578/FUL	2, Round Ash Way	Part single & part two storey rear and side extension. As amended by plans received 28.11.06. GRANTED	No objection.
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 & new wall to the existing courtyard. GRANTED	No objection but the Council would like to draw SDC's attention to the fact that in view of the existing problem with flooding in Springcroft, a condition should be imposed requiring an adequate soakaway to be provided when the new hard standing is formed.
SE/06/02610/FUL	Treeview, Berrylands	Demolition of existing conservatory, single storey extension to rear. GRANTED	No objection but the Council would like to point out to SDC that the plans accompanying the application do not appear to be correct as plan no 3351/1 dies not show the extension to the bathroom shown on plan no 02/05/1/1.

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. GRANTED	No objection.
SE/06/02738/FUL	29, Brambledown	Single storey side extension for use as garden shed/store room/utility room. GRANTED	No objection.
SE/06/02741/AD V	Old Downs, Castle Hill	Replacement of signage. GRANTED	No objection.
SE/06/02930/FUL	Elizabeth Cottage, Gorse Way	Two storey side and rear and part single storey extension. REFUSED	HPC objects on the following grounds: The proposed development would result in harm to the street scene and overall character of the area by reason of over development having regard to the size, height, scale, form and bulk of the building.
SE/06/03010/FUL	5 & 7 Springcroft	Small front extension and vertical extension of loft void over to no 7 together with vertical extension of front loft void to no 5. GRANTED	No objection.

6. Planning Appeals

Appeal Ref: APP/G2245/A/06/2031895

Application No: SE/06/01737/FUL

Site: Mullion, Church Road

Development: Conservatory to rear of property

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.

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

To receive and note a letter received from Sevenoaks District Council dated 18th December 2006, confirming that the above application has been treated as withdrawn and accordingly no further action will be taken on it.

8. SE/06/02948/FUL, Greenways, Larks Field. Single storey rear extension and loft conversion.

To receive and note a letter received from Sevenoaks District Council dated 2nd January 2007, confirming that the above application has been treated as withdrawn and accordingly no further action will be taken on it.

9. 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.

Site: SE/06/03000/DETAIL, Metraro, Woodland Avenue.

Development: Details pursuant to conditions 2 (external materials) and condition 10 (surface water drainage) of planning permission SE/06/01696/FUL.

10. Kent and Medway Structure Plan

To receive and note the adopted Kent and Medway Structure Plan.

Due to the size of the above document it has not been possible to circulate it with the agenda.

The adopted Kent and Medway Structure Plan can be viewed at www.kmsp.org.uk or alternatively at the Parish Office.

11. Village Design Statement

To consider the draft version of the Village Design Statement. The Parish Council may wish to make comments at this stage but will be formally consulted at a later date. (Previously circulated).

12. 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