

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
9TH JANUARY 2007 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham  
Cllr Mrs Y Coutts (arrived at 10.10a.m.)  
Cllr Mr M Harris  
Cllr Mrs A Oxtoby  
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 C Alford and Cllr Mr J Gaywood.

**2. Declarations of Interest**

Cllr Mrs Oxtoby declared a personal interest in minute item 4, in respect of planning application SE/06/03090/FUL, The White House, as the applicant is an acquaintance.

Cllr Mr Ramsay declared a personal interest in minute item 4, in respect of planning application SE/06/03137/FUL, 24, Dickens Close, as his private residence is located in Dickens Close.

**3. Minutes of the previous meeting**

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 12th December 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. Three members of the public expressed a wish to make a representation and this was noted by the Chairman.

**4. Planning applications**

**(a) SE/05/1871/RA, Milestone School, Ash Road. Amendments to include temporary pedestrian emergency gates.**

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

Mrs Sharp spoke in favour of the application.

RESOLVED: That,  
no objection be raised to application SE/05/1871/RA, Milestone School, Ash Road for amendments to include temporary pedestrian emergency gates but the Committee would wish to see safety barriers erected where the temporary gates exit onto Ash Road.

**b) SE/06/02738/FUL, 29, Brambledown. AMENDED CONSULTATION – INFORMATION ONLY. Single storey side extension for use as garden shed/store room/utility room. Amended plans received with letter dated 18/12/06.**

RESOLVED: That,  
the amended plans received with letter dated 18/12/06 for application SE/06/02738/FUL, 29, Brambledown, single storey side extension for use as garden shed/store room/utility room, be noted.

**c) 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).**

RESOLVED: That,  
no objection be raised to application SE/06/03090/FUL, The White House, Gorsewood Road for the erection of a single storey side and rear extension and conservatory and conversion of existing garage to ancillary family annex (re-submission of application SE/06/01037/FUL).

**d) 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 and family room.**

RESOLVED: That,  
no objection be raised to application SE/06/03137/FUL, 24, Dickens Close for the demolition of domestic garage and erection of single storey side extension and part rear extension to accommodate proposed garage, shower and family room.

**e) SE/06/03188/FUL, The Laurels, Manor Drive. Raise existing close board fence to maximum 2400mm between points A & B. (Retrospective application).**

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

Mr Hopkins spoke against the application and informed the Committee that no orange site notice had been erected at the site by Sevenoaks District Council.

Mrs Roberts pointed out that there were other fences in Hartley as high and/or higher than that at the application site which may or may not have received planning permission.

RESOLVED: That,  
an objection be raised to retrospective application SE/06/03188/FUL, The Laurels, Manor Drive to raise the existing close board fence to a maximum 2400mm between points A & B on the grounds that 1) the fencing is out of character with the immediate area and the Committee considers there to be no privacy issues necessitating an increase in the height of the fence and 2) since the additional fencing has been

erected it has been poorly maintained and could cause a danger to users of the footpath.  
The Committee also wished to point out to SDC that no orange site notice appeared to have been erected at the site.

**f) SE/06/03266/FUL, 10, Round Ash Way. Demolition of attached garage and construction of two storey side extension and alterations.**

RESOLVED: That,  
no objection be raised to application SE/06/03266/FUL, 10, Round Ash Way for the demolition of attached garage and construction of two storey side extension and alterations.

**g) SE/06/03307/FUL, 22, Downs Valley. Single storey side extension.**

RESOLVED: That,  
no objection be raised to application SE/06/03307/FUL, 22, Downs Valley for a single storey side extension.

**5. Planning decisions**

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

Application no	Site	Description and SDC decision	HPC comment
SE/06/02054/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 and would be detrimental to the amenities of neighbouring properties resulting in loss of light & 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 & 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 does 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/ADV	Old Downs, Castle Hill	Replacement of signage.  GRANTED	No objection.
SE/06/02930/FUL	Elizabeth Cottage, Gorse Way	Two storey side & rear & 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**

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

RESOLVED: That, the above appeal, 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, be noted.

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

RESOLVED: That, a letter 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, be received and noted.

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

RESOLVED: That,  
a letter 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, be received and noted.

**9. Approval of Details**

**SE/06/03000/DETAIL**

**Site: Metraro, Woodland Avenue**

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

**10. Kent and Medway Structure Plan**

The Committee considered the adopted Kent and Medway Structure Plan.

RESOLVED: That,  
the adopted Kent and Medway Structure Plan be received and noted.

**11. Village Design Statement**

The Committee considered the draft version of the Village Design Statement and noted that whilst comments could be made at this stage, the Parish Council would be formally consulted at a later date.

RESOLVED: That,  
1) the draft version of the Village Design Statement be noted and 2) that any Committee member wishing to comment on the document should contact the Clerk.

**12. Date of Next Meeting**

Tuesday 23rd January 2007 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: .....

