

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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28th March 2007

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Tuesday 3rd April 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 13th March 2007. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/07/00804/FUL	Santolina, Gorsewood Road	Conversion of single storey 3 bed bungalow to two storey 4 bed chalet bungalow.
SE/07/00826/FUL	Driftways, Manor Drive	Two storey side extension.
SE/07/00880/FUL	5, Wellfield	Erection of 2 storey house with integral garage on land to the rear of 5 Wellfield.

SE/07/00796/FUL Hammonds, Erection of detached garage in
Hottsfeld front garden

5. SE/07/00282/FUL, Squirrels Haunt, Gorsewood Road. Demolition of existing dwelling and erection of two new five bedroom detached house.

The Planning Committee considered the above planning application at its meeting on 8th February 2007 and submitted the following comments: 'Hartley Parish Council has no objection to the application but in view of the size of the paved drives at the front of the properties, the Council would wish these to be run to a soak away, not to the road or the main drainage.'

The Parish Council had previously been consulted on application SE/06/02757/FUL, (which was subsequently withdrawn) for the demolition of the existing dwelling and erection of two new five bedroom homes and submitted the following comments on 16th Nov 2006: 'Hartley Parish Council objects to the application 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.'

The Committee is requested to consider recent correspondence received from two residents in connection with application SE/07/00282/FUL and to note the Clerk's responses. (Annexed)

6. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/07/00049/FUL	Greenways, Larks Field	Single storey rear extension. GRANTED	No objection.
SE/07/00079/FUL	40, Wellfield	Two storey side & rear extension as amended plan received 20/02/07. GRANTED	No objection.
SE/07/00155/FUL	Elizabeth Cottage, Gorse Way	Demolish existing dwelling and replace with five bedroom detached house with integral garage. GRANTED	No objection.
SE/07/00387/FUL	Windermere, Church Road	Extension of rear/flank single storey elevation. GRANTED	No objection.

7.Planning Enforcements

Orchard-Lea, Church Road

To note a letter dated 6th March 2007, from the Planning Enforcement Administrator at Sevenoaks District Council to the owner/occupier of Orchard-Lea, Church Road.

The Planning Enforcement Administrator has advised the owner/occupier that they can find no record to indicate that details of conditions 3 (drainage), 4 (parking & turning areas) and 5 (landscaping) imposed on planning permission SE/06/00057/FUL, granted in respect of the above site, have been submitted. The owner/occupier has been advised that as building works are well underway, there currently exists a breach of planning control.

The Planning Enforcement Administrator has asked that the details are submitted, in writing, together with any relevant drawings or samples within 14 days from the date of the letter.

8. Planning Appeals

a) Appeal Ref: APP/G2245/A/07/2038239/WF

Application No: SE/06/02054/FUL

Site: The Laurels, Woodland Avenue

Development: Demolition of existing detached house and double garage replacing with one 3 bed detached chalet bungalow & one 4 bed detached chalet house.

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.

The Committee is requested to note that the date for the submission of comments to the Planning Inspectorate is 3rd April 2007. In view of this, in consultation with the Chairman of the Planning Committee, the Assistant Clerk has submitted a copy of the Committees previous comments on the application, to the Planning Inspectorate.

The Committee is requested to note the appeal and to confirm the Assistant Clerk's actions.

b) Appeal Ref: APP/G2245/A/07/2038918/WF

Application No: SE/06/01779/FUL

Site: Land Rear of 47 Springcroft

Development: New dwelling

To note that an appeal has been made to the Planning Inspectorate against the District Council's refusal of planning permission for the development described above.

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

9. Appeal Decisions

To receive and note the following appeal decisions:

a) Appeal Ref: APP/G2245/A/06/2027269
Application No: SE/06/01755/FUL
Site: Gorse Wood Farm and Thornton House, Gorsewood Road
Development: Demolition of the existing buildings and erection of five detached houses.

SUMMARY OF DECISION: The appeal is dismissed.

b) Appeal Ref: APP/G2245/A/06/2032959
Application No: SE/06/01830/OUT
Site: Hillcrest, Ash Road
Development: Erection of two dwellings, including demolition of corner of existing dwelling.

SUMMARY OF DECISION: The appeal is dismissed.

c) Appeal Ref: APP/G2245/A/06/2031895
Application No: SE/06/01737/FUL
Site: Mullion, Church Road
Development: Conservatory to rear of property.

SUMMARY OF DECISION: The appeal is dismissed.

10. Partial Review of Draft South East Plan: Apportionment of Primary Aggregates

The Regional Assembly is proposing to undertake a partial review of the draft South East Plan to apportion the distribution of primary land-won aggregates by Minerals Planning Authority area (generally county or unitary council areas) across the region.

The Committee is requested to consider the following documents:

- Consultation Draft Project Plan and Statement of Public Participation
- Sustainability Appraisal Scoping Report

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

The Consultation Draft Project Plan and Statement of Public Participation and the Sustainability Appraisal Scoping Report may be viewed online at www.southeast-ra.gov.uk or alternatively at the Parish Office.

11. 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