

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
3rd APRIL 2007 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford  
Cllr Mr L Abraham  
Cllr Mrs Y Coutts (Arrived at 10.05a.m.)  
Cllr Mr J Gaywood  
Cllr Mr M Harris  
Cllr Mrs A Oxtoby  
Cllr Mr B Ramsay (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/07/00804/FUL, Santolina, Gorsewood Road and SE/07/00880/FUL, 5, Wellfield.

**1. Apologies**

Apologies for absence had been received from Cllr Mrs M Solman.

**2. Declarations of Interest**

Cllr Mr Gaywood declared a personal interest as a member of Sevenoaks District Council's Development Control Committee.

Cllr Mr Gaywood declared a personal interest in minute item 9 (b) in respect of the noting of a planning appeal decision for Hillcrest, Ash Road as his private residence is located nearby.

Cllr Mr Harris declared a personal interest in minute item 7 in respect of planning enforcements at Orchard-Lea, Church Road as he had been involved in the planning application consultation by Sevenoaks District Council.

Cllr Mrs Oxtoby declared a personal and prejudicial interest in minute item 9 (a) in respect of the noting of a planning appeal decision for Gorsewood Farm and Thornton House, Gorsewood Road, as Thornton House is her private residence. Cllr Mrs Oxtoby did not withdraw from the meeting as there was no discussion or voting on the matter, the agenda item was for noting purposes only.

**3. Minutes of the previous meeting**

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 13th March 2007, 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. One member of the public expressed a wish to make a representation and this was noted by the Chairman.

#### 4. Planning applications

**(a) SE/07/00804/FUL, Santolina, Gorsewood Road. Conversion of single storey 3 bed bungalow to two storey 4 bed chalet bungalow.**

The Committee noted that 3 letters of objection had been received from members of the public.

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

Mrs Bisshopp spoke against the application.

RESOLVED: That,  
a) an objection be raised to application SE/07/00804/FUL, Santolina, Gorsewood Road for the conversion of a single storey 3 bed bungalow to a two storey 4 bed chalet bungalow on the following grounds: 1) The proposed development would fail to ensure a satisfactory environment for future occupants. 2) The proposed development would result in apparent over development of the site and would be detrimental to the amenities of neighbouring residents resulting in loss of privacy and,  
b) The Assistant Clerk be requested to express the Committee's concerns over the poor quality of the drawings accompanying the application.

**(b) SE/07/00826/FUL, Driftways, Manor Drive. Two storey side extension.**

RESOLVED: That,  
no objection be raised to application SE/07/00826/FUL, Driftways, Manor Drive for a two storey side extension.

**(c) SE/07/00880/FUL, 5, Wellfield. Erection of 2 storey house with integral garage on land to the rear of 5, Wellfield.**

The Committee noted that 1 objection had been received from a member of the public.

RESOLVED: That,  
an objection be raised to application SE/07/00880/FUL, 5, Wellfield as the proposed development would be backland development and be detrimental to the amenities of neighbouring residents resulting in loss of privacy.

**(d) SE/07/00796/FUL, Hammonds, Hottsfeld. Erection of detached garage in front garden.**

RESOLVED: That,  
an objection be raised to application SE/07/00796/FUL, Hammonds, Hottsfeld for the erection of a detached garage in the front garden on the grounds that a) The proposal would be inappropriate development, out of character with the street scene. b) The proposal would extend in front of the existing building line and would be located on the boundary with the road.

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

The Committee had been requested to consider recent correspondence received from two residents in connection with the above planning application and to note the Clerk's responses.

Before the start of the meeting, Members of the Committee had inspected the site.

The Chairman reported that the consultation period for the application was now closed and therefore the Parish Council would be unable to submit any further comments as they would not be taken into account by the District Council. The Chairman reported that it had been agreed that the application be put before Sevenoaks District Council's Development Control Committee for consideration.

Cllr Mr Gaywood informed residents that they would be given the opportunity to express their views on the application at the Development Control Committee meeting.

RESOLVED: That,  
a) recent correspondence received from two residents in connection with planning application SE/07/00282/FUL, Squirrels Haunt, Gorsewood Road for the demolition of the existing dwelling and the erection of two new five bedroom detached houses, be noted and b) the Clerk's responses to this correspondence, be noted.

**6. Planning decisions**

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

<b>Application no</b>	<b>Site</b>	<b>Description and SDC decision</b>	<b>HPC comment</b>
SE/07/00049/FUL	Greenways, Larks Field	Single storey rear extension.  GRANTED	No objection
SE/07/00079/FUL	40, Wellfield	Two storey side and 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

The Committee noted that in a letter dated 6th March 2007, the Planning Enforcement Administrator at Sevenoaks District Council had advised the owner/occupier of Orchard-Lea, Church Road 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 details are submitted, in writing, together with any relevant drawings or samples within 14 days from the date of the letter.

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

## 7. 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.**

The Committee noted 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 Committee's previous comments on the application to the Planning Inspectorate.

The Committee had been requested to confirm the Assistant Clerk's actions.

RESOLVED: That,  
a) the 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 and b) The Assistant Clerk's actions, in submitting a copy of the Committee's previous comments on the application to the Planning Inspectorate, be confirmed.

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

**Application No: SE/06/01779/FUL**

**Site: Land rear of 47 Springcroft**

**Development: New dwelling**

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

## 9. 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**

RESOLVED: That,  
the above planning appeal decision be received and noted.

**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**

RESOLVED: That,  
the above planning appeal decision be received and noted.

**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.**

RESOLVED: That,  
The above planning appeal decision be received and noted.

## 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 had been requested to consider the following documents:

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

RESOLVED: That  
the Consultation Draft Project Plan and Statement of Public Participation and the Sustainability Appraisal Scoping Report, be received and noted.

## 11. Date of Next Meeting

Tuesday 17th April 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: .....