

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
17th APRIL 2007 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr C Alford (Arrived at 10.02a.m.)
Cllr Mrs Y Coutts (Arrived at 10.02a.m.)
Cllr Mr M Harris
Cllr Mrs A Oxtoby
Cllr Mr B Ramsay (Chairman)
Cllr Mrs M Solman (Arrived at 10.02a.m.)

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

1. Apologies

Apologies for absence had been received from Cllr Mr L Abraham and Cllr Mr J Gaywood.

2. Declarations of Interest

Cllr Mrs Solman declared a personal and prejudicial interest in minute item 4 in respect of planning application SE/07/01006/FUL, Forge House, Manor Drive as she is a neighbouring resident and has been involved in the consultation process by Sevenoaks District, and withdrew from the meeting during discussion and voting on the item.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 3rd April 2007, be approved and signed as a correct record.

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/07/00935/FUL, Fairview, Church Road. Demolition of existing bungalow & carport. Then the construction of a replacement dwelling in the form of a new-build detached bungalow. (Resubmission of SE/06/01584).

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

Mrs Grindall asked two questions relating to the application.

RESOLVED: That,
no objection be raised to application SE/07/00935/FUL, Fairview, Church Road for the demolition of existing bungalow & carport, then the construction of a replacement dwelling in the form of a new-build detached bungalow. (Resubmission of SE/06/01584), provided that it complies with Green Belt regulations.

(b) SE/07/00989/FUL, Ingomar, Hartley Manor Farm, Manor Drive. Retention of agricultural building – general purpose pole barn.

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.

Mr Roles spoke in favour of the application.

Mr Glover, the applicant stated that the building would be screened by tree planting in the near future.

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

RESOLVED: That,
no objection be raised to application SE/07/00989/FUL, Ingomar, Hartley Manor Farm, Manor Drive for the retention of an agricultural building – general purpose pole barn.

(c) SE/07/01006/FUL, Forge House, Manor Drive. Change existing porch flat roof to a pitched roof and enclose open porch area.

The Committee noted that no letters of representation had been received from members of the public.

RESOLVED: That,
no objection be raised to application SE/07/01006/FUL, Forge House, Manor Drive to change the existing porch flat roof to a pitched roof and enclose the open porch area.

5. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/07/00381/FUL	1, Springcroft	The formation of two new bedrooms at first floor level, the extension of the existing garage, a new cross over and hard standing and a new wall to the existing courtyard. (Revision of application SE/06/02609). 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/07/00471/FUL	17, Green Way	Erection of single storey rear extension. Erection of pitched roof over existing single storey rear extension with room-in-the-roof. Loft conversion. Recladding of external elevations to existing rear dormer. Conversion of integral garage. Alterations to existing underground drainage. GRANTED	No objection but the Council would like the District Council to ensure that there will be adequate off road parking available.
-----------------	---------------	--	--

6. Approval/Refusal of Details

a) Site: Plots 1 & 2 Down-Ampney, Gorsewood Road.

Development: Details pursuant to condition 3 (materials), condition 4 (tree protection), condition 7 (access surfacing) and condition 10 (noise) of application SE/06/01642/FUL.

The Committee noted that Sevenoaks District Council has refused the details described above for the following reason:

The details submitted with the application are not enough to satisfy the above four conditions.

RESOLVED: That, Sevenoaks District Council's refusal of the above details relating to plots 1 & 2, Down-Ampney, Gorsewood Road, be noted,

b) Site: Down-Ampney, Gorsewood Road.

Development: Details pursuant to condition 13 (archaeological watching brief) of SE/06/01642/FUL.

RESOLVED: That, Sevenoaks District Council's unconditional approval of the above details in accordance with the application and plans submitted therewith relating to Down-Ampney, Gorsewood Road, be noted.

7. Planning Enforcements

St Margarets, Church Road

The Committee noted that in a letter dated 4th April 2007, the Planning Enforcement Administrator at Sevenoaks District Council had advised that details of conditions 7 (layout and construction of parking areas and access), 8 (method of stopping up the existing access), 9 (landscaping works) and 12 (visibility splays) imposed on planning approval SE/03/01672, are still outstanding and need to be submitted and approved.

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.

RESOLVED: That,
the letter dated 4th April 2007, from the Planning Enforcement Administrator at Sevenoaks District Council regarding outstanding planning conditions imposed on planning approval SE/03/01672, St Margarets, Church Road, be noted.

8. Date of Next Meeting

Tuesday 1st May 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 10.34 a.m.

Signed:
Chairman

Date:

