

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
1st MAY 2007 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr M Harris  
Cllr Mr B Ramsay (Chairman)  
Cllr Mrs M Solman

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/07/00657/OUT, Kaye Cottage, 18, Old Downs, SE/07/01075/FUL, 4, Manor View, Springcroft and SE/07/01102/FUL, Mayholm, Woodland Avenue.

**1. Apologies**

Apologies for absence had been received from Cllr Mr L Abraham, Cllr Mr C Alford, Cllr Mrs Y Coutts, Cllr Mrs A Oxtoby and Cllr Mr J Gaywood.

**2. Declarations of Interest**

Cllr Mr Harris declared a personal interest in minute item 4 in respect of planning application SE/07/00657/OUT, Kaye Cottage, 18, Old Downs, as the applicant is the neighbour of an acquaintance.

Cllr Mr Harris declared a personal interest in minute item 4 in respect of planning application SE/07/01188/FUL, Grenfell Cottage, as the applicant is an acquaintance.

**3. Minutes of the previous meeting**

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 17th April 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. Three members of the public expressed a wish to make a representation and this was noted by the Chairman.

**4. Planning applications**

**a) SE/07/00657/OUT, Kaye Cottage, 18, Old Downs. Erect 2 no. chalet style bungalows with vehicular access to rear of Kaye Cottage.**

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

Mrs Werry and Mrs Fribbens spoke against the application.

The Committee noted that 3 letters of representation had been received from members of the public objecting to the application.

RESOLVED: That,  
an objection be raised to application SE/07/00657/OUT, Kaye Cottage, 18, Old Downs to erect 2 no. chalet style bungalows with vehicular access to the rear of Kaye Cottage on the following grounds: 1) The proposal would result in inappropriate development, out of character with the area. 2) The proposal would result in back land development which is against the Local Plan. 3) The proposed development would be detrimental to the amenities of neighbouring properties resulting in loss of privacy and an increase in noise levels. 4) The proposed access is too narrow and there are insufficient parking facilities. 5) The proposed development would result in a number of existing mature trees being damaged/removed, some of which may have a Tree Preservation Order on them. 6) The proposal would add to the existing sewage problems at Old Downs.

**(b) SE/07/00859/FUL, Elizabeth Cottage, Gorse Way. Demolish existing dwelling and replace with five bedroom detached house with integral garage. (Amendment to SE/07/00155/FUL to include single storey rear extension).**

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

Mr King, the applicant, explained the amendments to the previously approved application SE/07/00155/FUL.

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/07/00859/FUL, Elizabeth Cottage, Gorse way to demolish the existing dwelling and replace with a five bedroom detached house with integral garage. (Amendment to SE/07/00155/FUL to include a single storey rear extension).

**(c) SE/07/01075/FUL, 4, Manor View, Springcroft. Proposed single storey and dormer extensions.**

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/07/01075/FUL, 4, Manor View, Springcroft for a single storey and dormer extensions but the Committee would like to draw to the District Council's attention that it considers that the proposal would be improved if the roof was pitched towards the house as this would have less effect on the light on the neighbouring property at 4 Springcroft.

**d) SE/07/01102/FUL, Mayholm, Woodland Avenue. Extensions and erection of double garage.**

RESOLVED: That,  
an objection be raised to application SE/07/01102/FUL, Mayholm, Woodland Avenue for extensions and the erection of a double garage on the grounds that the proposed garage would be detrimental to the street scene in view of its bulk and would reduce the openness of the surrounding area.

**e) SE/07/01188/FUL, Grenfell Cottage, Briars Way. Detached single storey wooden oak fronted double carriage house (garage).**

RESOLVED: That,  
no objection be raised to application SE/07/01188/FUL, Grenfell Cottage, Briars Way for a detached single storey wooden oak fronted double carriage house (garage).

**f) SE/07/01195/FUL, 10, Round Ash Way. Demolition of attached garage and construction of two storey side extension and alterations.**

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/07/01195/FUL, 10, Round Ash Way for the demolition of attached garage and construction of two storey side extension and alterations.

**g) SE/07/01201/FUL, 7, Carmelite Way. First floor side extension. Front extensions and dormer extension to the front and rear.**

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/07/01195/FUL, 7, Carmelite Way for a first floor side extension, front extensions and dormer extension to the front and rear.

**h) SE/07/01225/FUL, 15, Copseside. First floor side extension.**

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/07/01225/FUL, 15, Copseside for a first floor side extension but the Committee would like the District Council to be aware that it considers the information provided with the application to be insufficient as there was no location plan.

**5. Planning decisions**

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

Application no	Site	Description and SDC decision	HPC comment
SE/07/00545/FUL	Radio House, Church Road	Single storey extensions to both sides, infill extension to rear with associated alterations to front including new roof, demolition of existing conservatory, workshop and garage.  GRANTED	No objection provided that it complies with Green Belt regulations.

SE/07/00585/FUL	16, Old Downs	Side two storey extension.  GRANTED	HPC objects as the proposed development appears to be less than 1 metre from the boundary.
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## 6. Planning Enforcements

### a) Mornington, Church Road

The Committee noted that in a letter dated 16th April 2007, the Senior Investigation Officer at Sevenoaks District Council had advised that when planning permission was granted in respect of the above property (SE/88/1755), permitted developments for extensions were removed and accordingly, planning permission is required in respect of the extension under construction.

The Senior Investigation Officer has asked that a planning application be submitted in respect of the extension within 28 days of the date of the letter.

RESOLVED: That, the letter dated 16th April 2007, from the Senior Investigation Officer at Sevenoaks District Council regarding Mornington, Church Road, be noted.

### b) The Laurels, Manor Drive

RESOLVED: That, a planning enforcement notice issued by Sevenoaks District Council in respect of the increase in the height of a close boarded fence to 2400m at the above property, be noted.

## 7. Planning Appeals

### a) Appeal Ref: APP/G2245/A/07/2041130/WF

**Application No: SE/06/02540/FUL**

**Site: The Briars, Manor Drive**

**Development: New detached house in rear garden**

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.

### b) Appeal Ref: APP/G2245/A/06/2032584

**Application No: SE/06/01787/FUL**

**Site: Prospect Lodge, Gorse Way**

**Development: Demolition of the existing dwelling and its replacement with a new building comprising 5 x 2 bedroom and 2 x 1 bedroom flats with 12 parking spaces and a new access arrangement.**

**SUMMARY OF DECISION: The appeal is dismissed**

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

**8. Date of Next Meeting**

Tuesday 15th 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 10.50 a.m.

Signed: .....  
Chairman

Date: .....