

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
23RD MAY 2007 AT 10.00 a.m. AT THE PAVILION, MANOR FIELD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mrs P Cole
Cllr Mr J Minns
Cllr Mr B Ramsay

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/07/01393/FUL, Santolina, Gorsewood Road and SE/07/01410/FUL, 3, Green Way.

1. Apologies

Apologies had been received from Cllr Mr C Alford, Cllr Mr J Gaywood, Cllr Mr M Harris and Cllr Mrs A Oxtoby.

2. Election of Chairman

RESOLVED: That,
Cllr Mr L Abraham be elected Chairman of the Planning Committee until the Annual Meeting of the Council in May 2008.

3. Election of Vice Chairman

RESOLVED: That,
Cllr Mr B Ramsay be elected Vice Chairman of the Planning Committee until the Annual Meeting of the Council in May 2008.

4. Declarations of Interest

Cllr Mr B Ramsay declared a personal interest in minute item 4 in respect of planning application SE/07/01410/FUL, 3, Green Way as a) the applicant is an acquaintance and b) a friend's family member resides in Green Way.

5. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 1st May 2007, be approved and signed as a correct record.

6. Review Terms of Reference

The Committee reviewed its Terms of Reference and was satisfied that it could operate satisfactorily under the Terms of Reference as approved by the Council at its Annual Meeting held on 8th May 2006.

RESOLVED: That,
the Terms of Reference, as set out in appendix 1 attached to these minutes, be noted.

Before the Committee considered the planning applications, members of the public were asked by the Chairman whether any of them 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.

7. Planning applications

(a) SE/07/01393/FUL, Santolina, Gorsewood Road. Extension of single storey bungalow to create additional living space and larger kitchen.

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/07/01393/FUL, Santolina, Gorsewood Road for the extension of a single storey bungalow to create additional living space and larger kitchen.

b) SE/07/01410/FUL, 3, Green Way. 3 no. front dormers.

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.

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/07/01410/FUL, 3, Green Way for 3 no. front dormers.

8. Planning decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/07/00826/FUL	Driftways, Manor Drive	Two storey side extension. GRANTED	No objection

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

RESOLVED: That,
a letter dated 3rd May 2007 from Sevenoaks District Council confirming that the above application has been treated as withdrawn and accordingly no further action will be taken on it be received and noted.

10. Planning Enforcements

a) 48, Wellfield

The Committee considered a letter dated 10th May 2007 from the Senior Investigation Officer at the District Council to the owner/occupier of 48, Wellfield regarding numerous vehicles parked at the property. The owner/occupier has been advised that the use must cease immediately and not resume and that should the breach of planning control continue, the Council will issue an enforcement notice requiring the use to cease.

RESOLVED: That,
the letter dated 10th May 2007 from the Senior Investigation Officer at the District Council to the owner/occupier of 48, Wellfield, be received and noted.

b) Pwllycrochan, Manor Drive

The Committee considered a letter dated 11th May 2007 from the Senior Investigation Officer at the District Council to the owner/occupier of Pwllycrochan advising that the garage at the property requires the benefit of planning permission which has not been sought or granted.

The owner/occupier has been advised that in view of this, a planning application should be submitted within 28 days of the date of the letter.

RESOLVED: That,
the letter dated 11th May 2007 from the Senior Investigation Officer at the District Council to the owner/occupier of Pwllycrochan, Manor Drive, be noted.

c) Manor Farm, Manor Road, Longfield

The Committee considered a letter dated 14th May 2007 from the Senior Investigation Officer at the District Council to the owner/occupier of Manor Farm, Manor Road, Longfield requesting that the hardcore, three mobile homes and touring caravans/motor homes be removed from the site.

RESOLVED: That,
the letter dated 14th May 2007 from the Senior Investigation Officer at the District Council to the owner/occupier of Manor Farm, Manor Road, Longfield, be noted.

11. Kent Minerals Development Framework Town & Country Planning (Local Development) (England) Regulations 2004 Regulation 32: Site Allocation Representations Consultation

The Committee considered the Consultation on Site Allocation Representations received at submission stage on the Construction Aggregates DPD.

RESOLVED: That,
the Consultation on Site Allocation Representation received at submission stage on the Construction Aggregates DPD, be noted.

12. TPO 11 – The Bungalow, Quakers Close

The Parish Council received a report that the Ash tree located outside 'The Bungalow' in Quakers Close which was the subject of a TPO, had been felled.

The Clerk contacted the Tree Officer at Sevenoaks District Council requesting that the matter be investigated as a matter of urgency and that the Parish Council be informed of the findings.

The Tree Officer confirmed that the tree had been felled following an application to carry out the works and that a consultation had been sent to the Parish Council with the relevant details but no response had been received and the application was approved.

The Assistant Clerk emailed the Tree Officer to request that in view of the fact that the Parish Council always responds to consultations, should a response not be received on future applications, that the Clerk be contacted prior to a decision being made.

The Committee noted that to date, no response has been received from the Tree Officer.

A letter was sent to the Chief Executive of Sevenoaks District Council on 17th May 2007 detailing the above.

RESOLVED: That, the above report be noted.

13. Date of Next Meeting

Thursday 7th June 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 10.17a.m.

Signed:
Chairman

Date:

PLANNING COMMITTEE

Terms of Reference

Delegation from the Council

These Terms of Reference were agreed by the Parish Council at its meeting held on **8th May 2006** and recorded in the minute number **8**.

Membership

The Committee shall be elected, and may be re-elected, at the Annual Meeting of the Council.

Procedures

(1) The Committee shall operate in accordance with the Council's Standing Orders and the Guidelines on Procedure at Meetings of the Planning Committee adopted by the Council on 7th February 2005.

(2) At the first meeting of the Committee after the Annual Meeting of the Parish Council, the Committee shall elect a Chairman and, if the Committee deems necessary, a Vice Chairman for the forthcoming year from amongst the Committee membership. The Chairman and Vice Chairman, if appointed, may be re-elected.

(3) The Committee shall submit its minutes for adoption to the next meeting of the Parish Council.

(4) The Clerk or Assistant Clerk shall provide administrative support for the Committee.

Committee functions

(1) To respond on behalf of the Council to requests from the local planning authorities for comments on planning applications, tree preservation orders and breaches of planning control.

(2) Where appropriate, prepare for the Council, grounds for supporting the local planning authority in any planning appeals against refusal of planning permission.

(3) To advise the Council on all planning matters including changes to the Sevenoaks District Local Plan.

(4) To respond on behalf of the Council to applications for the grant and/or transfer of Personal and Premises Licences and Gaming Permits

(5) To respond on behalf of the Council to consultation documents from:

(a) the South East England Regional Assembly in respect of regional mineral and waste management strategies,

(b) the Government Office for the South East in respect of regional planning Guidance for the South East,

(c) Kent County Council and Medway Council in respect of the Structure Plan

(6) To respond on behalf of the Council to requests from Kent County Council, Dartford Borough Council, Gravesham Borough Council and Sevenoaks District Council for comments on any of its consultation documents.

Delegated Powers

- (1) To determine and submit the Council's observations on planning applications, applications concerning tree preservation orders and breaches of planning control.
- (2) To undertake such action, publicity and consultations considered necessary to provide residents with an opportunity to make representations on planning applications and other planning matters.
- (3) To appoint working groups to research and advise the Committee on planning applications and appeals.
- (4) To determine and submit the Council's comments on applications for the grant and/or transfer of Personal and Premises Licences and Gaming Permits.
- (5) To determine and submit the Council's comments on consultation documents from:
 - (a) the South East England Regional Assembly in respect of regional mineral and waste management strategies,
 - (b) the Government Office for the South East in respect of regional planning guidance for the South East
 - (c) Kent County Council and Medway Council in respect of the Structure Plan
- (6) To determine and submit the Council's comments on consultation documents from Kent County Council, Dartford Borough Council, Gravesham Borough Council and Sevenoaks District Council.

As approved by Council at its meeting on 8th May 2006 and confirmed at its Annual Meeting on 14th May 2007..