

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
4TH JULY 2007 AT 10.00 a.m. AT HARTLEY LIBRARY**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mr C Alford
Cllr Mr M Harris
Cllr Mr J Minns
Cllr Mr B Ramsay (Arrived at 10.15a.m.)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/07/01831/FUL, Prospect Lodge, Gorse Way, SE/07/01563/FUL, Goldings, Gorse Way, SE/07/01830/FUL, Ashdene, Gorsewood Road and SE/07/01865/FUL, Cedars, Gorsewood Road.

1. Apologies

Apologies had been received from Cllr Mrs P Cole, Cllr Mr J Gaywood and Cllr Mrs A Oxtoby.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 20th June 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 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. Three members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/07/01831/FUL, Prospect Lodge, Gorse Way. Demolition of existing dwelling and replacement with two detached dwellings with integrated double garages.

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

Mrs Gladman, Mrs Roberts and Mr Cannon spoke against the application.

The Committee noted that one letter of representation had been received from a member of the public objecting to the application.

RESOLVED: That,
an objection be raised to application SE/07/01831/FUL, Prospect Lodge, Gorse Way for the demolition of existing dwelling and replacement with two detached dwellings with integrated double garages on the grounds that the proposed development would result in harm to the street scene and overall character of the area having regard to the size, height and bulk of the dwellings.

b) SE/07/01563/FUL, Goldings, Gorse Way. Demolish existing garage and re-build, extensions at first floor level to convert bungalow to chalet style house and new pitched roof over existing ground floor rear 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/07/01563/FUL, Goldings, Gorse Way to demolish existing garage and re-build, extensions at first floor level to convert bungalow to chalet style house and new pitched roof over existing ground floor rear extensions.

c) SE/07/01830/FUL, Ashdene, Gorsewood Road. Proposed new timber oaks and tiled single storey garage to front of property.

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

RESOLVED: That,
an objection be raised to application SE/07/01830/FUL, Ashdene, Gorsewood Road for a proposed new timber oaks and tiled single storey garage to front of property on the grounds that the proposal would be out of character with the street scene and would be in front of the existing building line on the boundary with the road.

d) SE/07/01865/FUL, Cedars, Gorsewood Road. Alterations to roof between Cedars and adjoining property. Pitch roof over front elevation, single storey and first floor rear extension and rooflights to front pitch of roof.

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/07/01865/FUL, Cedars, Gorsewood Road for alterations to the roof between Cedars and the adjoining property. Pitch roof over front elevation, single storey and first floor rear extension and rooflights to front pitch of roof, but in view of the bulk of the proposed rear elevation, the Committee would like the District Council to ensure that the Parish Council is consulted on the finishing.

5. Planning Decisions

Application no	Site	Description and SDC Decision	HPC Comment
SE/07/00657/OUT	Kaye Cottage, 18, Old Downs	Erect 2 no. chalet style bungalows with vehicular access to rear of Kaye Cottage. REFUSED	HPC objects on the following grounds: 1) The proposal would result in inappropriate development, out of character with the area. 2) The proposed development would be detrimental to the amenities of neighbouring properties resulting in loss of light and an increase in noise levels. 3) The proposed access is too narrow & there are insufficient parking facilities. 4) The proposed development would result in a number of existing mature trees being damaged /removed, some of which may have a TPO on them. 5) The proposal would add to the existing sewage problems at Old Downs.
SE/07/01393/FUL	Santolina, Gorsewood Road	Extension of single storey bungalow to create additional living space and larger kitchen. GRANTED	No objection.
SE/07/01411/FUL	Springfield, Briars Way	Single storey extension and car port. GRANTED	No objection

6. Planning Enforcements

Radio House, Church Road

The Committee considered a letter dated 14th June 2007 from the Senior Investigation Officer at the District Council to the owner of Radio House, Church Road.

The Senior Investigation Officer advised the owner that following a site visit on 11th June, she noted that nothing remained of the original dwelling and that as such, a planning application must now be submitted to replace the house.

RESOLVED: That,
the letter dated 14th June 2007 from the Senior Investigation Officer at the District Council to the owner of Radio House, Church Road, be received and noted.

**7. Kent Minerals Development Framework
Town & Country Planning (Local Development) (England) Regulations 2004
Regulation 32: Site Allocation Representations:
Further Consultation: Church Path Pit: Northfleet (Site Allocation Reference 7)**

The Committee considered the Further Consultation: Church Path Pit: Northfleet (Site Allocation Reference 7) and noted that the further consultation was due to the fact that the site was referred to in error as Church Path Pit: Stone in the original consultation.

RESOLVED: That,
the Further Consultation: Church Path Pit: Northfleet (Site Allocation Reference 7) received from Kent County Council, be noted.

8. Consultation on Planning for a Sustainable Future

The Committee considered a consultation document on proposals contained in the Planning White Paper, Planning for a Sustainable Future.

RECOMMENDED: That,
the consultation document on proposals contained in the Planning White Paper be referred to the Council for consideration at its next meeting in order to formulate a response.

9. Date of Next Meeting

Wednesday 25th July 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 10.35 a.m.

Signed:
Chairman

Date: