

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
25TH JULY 2007 AT 10.00 a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)  
Cllr Mr C Alford  
Cllr Mr J Gaywood  
Cllr Mr J Minns  
Cllr Mrs A Oxtoby  
Cllr Mr B Ramsay

In attendance: Mrs J Hoad (Clerk)  
5 members of the public

Before the start of the meeting, Members of the Committee inspected the application sites SE/07/01931/FUL, Hartley & District Social Club, SE/07/01937/FUL, Top-O-The-Hill, Church Road, SE/07/01966/FUL, Top Spin, Church Road and SE/07/02071/FUL, Hemesleys Livery Stable, Ash Road.

**1. Apologies**

Apologies had been received from Cllr Mrs P Cole and Cllr M Harris.

**2. Declarations of Interest**

Cllr Mrs A Oxtoby declared a personal interest in respect of planning application SE/07/02071/FUL at Hemesleys Livery Yard, Ash Road as the applicant was an acquaintance.

**3. Minutes of the previous meeting**

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 4 <sup>th</sup> July 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/07/01810/FUL, Radio House, Church Road  
Reinstatement of original bungalow with alterations and extensions**

The applicant's architect explained to the Committee the circumstances leading to the complete demolition of the original dwelling. The applicant and one member of the public spoke in support of application.

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

Whilst the Committee had some sympathy for the situation that the applicant now found themselves in, it noted that the planning application as presented before the Committee contravened Green Belt policies. It was reported to the Committee that Sevenoaks District Council was seeking a statement from the applicant to justify the reasons why the planning application should be granted. The Committee sought assurances that once this information had been forthcoming, it would be made available to the Parish Council and that the Parish Council would be given the opportunity to comment on the application

RESOLVED: That, consideration of planning application SE/07/01810/FUL at Radio House, Church Road for the reinstatement of original bungalow with alterations and extensions be deferred until such time as Sevenoaks District Council has been provided with information to justify that there are "very special circumstances" why the permission should be granted and that in light of this information, the Parish Council be given the opportunity to comment on the aforementioned application.

**(b) SE/07/01931/FUL, Hartley & District Social Club Ltd, Ash Road.  
To erect a smoking shelter over existing area of fixed bench tables and bench seating.**

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

RESOLVED: That, an objection be raised to planning application SE/07/01931/FUL at Hartley & District Social Club Ltd, Ash Road to erect a smoking shelter over existing area of fixed bench table and bench seating on the grounds that the development would be obtrusive and out of keeping with the street scene. In addition, the Parish Council wished to question whether the construction of the proposed development complied with the new "no smoking" legislation.

**(c) SE/07/0937/FUL, Top-O-The-Hill, Church Road.  
Extensions and internal alterations to form a new five bedroom and attached garage property.**

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

RESOLVED: That, no objection be raised to planning application SE/07/0937/FUL at Top-O-The-Hill, Church Road for the extensions and internal alterations to form a new five bedroom and attached garage property.

**(d) SE/07/01966/FUL, Top Spin, Church Road.  
Extension to rear of existing garage to form sun lounge with pitched roof to garage.**

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

RESOLVED: That, no objection be raised to planning application SE/07/01966/FUL at Top Spin, Church Road for the extension to rear of existing garage to form sun lounge with pitched roof to garage.

**(e) SE/07/02071/FUL, Hemesleys Livery Stable, Ash Road.  
Erection of manager's cottage for use in connection with the existing horse livery business.**

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

RESOLVED: That, an objection be raised to planning application SE/07/02071/FUL at Hemesleys Livery Stable, Ash Road for the erection of manager's cottage for use in connection with the existing horse livery business on the grounds that it contravened Green Belt policies and that there were no "very special circumstances" to justify the application be granted.

**(f) SE/07/02087/FUL, 56 Springcroft.  
Erection of first floor side extension and single storey rear extension.**

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

RESOLVED: That, no objection be raised to planning application SE/07/02087/FUL at 56 Springcroft for the erection of first floor side extension and single storey rear extension.

**(g) SE/07/02168/FUL, Fairhaven, Manor Drive.  
Erection of 2 storey side annex extension.**

A member of the public raised a number of questions in relation to the planning application. The Committee noted that no letters of representation had been received by the Parish Council from members of the public.

RESOLVED: That, no objection be raised to planning application SE/07/02168/FUL at Fairhaven, Manor Drive for the erection of 2 storey side annex extension, (which included the erection of detached double garage in the front garden), but it be requested that a condition be attached to retain the trees in the rear garden to form a screen with neighbouring properties.

**5. Planning Decisions**

Application no	Site	Description and SDC decision	HPC comment
SE/07/01410/FUL	3, Green Way	3 no. front dormers  GRANTED	No objection
SE/07/1643	Hartley Primary School, Round Ash Way	Station one 2-bay mobile classroom  GRANTED	No objection
SE/07/1662	Our Lady of Hartley Catholic Primary School	Provision of 12 car parking spaces  GRANTED	No objection

## 6. Planning Enforcements

### Site: Namneddis, Quakers Close

**Development: Loft conversion including erection of 3 dormers to west elevation. AMENDED CONSULTATION rec'd 08/11/06 position of rearmost dormer (to bedroom 1) amended.**

The Committee considered a letter dated 14<sup>th</sup> July 2007 from the Senior Investigation Officer at Sevenoaks District Council in respect of developments works being carried out (SE/06/02481 refers). The Committee noted that it had returned a comment of no objection to the original and amended application.

RESOLVED: That, the letter dated 14 <sup>th</sup> July 2007 from the Senior Investigation Officer at Sevenoaks District Council be noted.
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## 9. Date of Next Meeting

Wednesday 8<sup>th</sup> August 2007 commencing at 10.00 a.m. Site inspections will commence at 9.15 a.m. or earlier depending on the number of visits required.

The meeting closed at 11.15 a.m.

Signed: .....  
Chairman

Date: .....