

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
8TH AUGUST 2007 AT 10.00 a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mr M Harris
Cllr Mr J Minns
Cllr Mr B Ramsay

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/07/02145/FUL, 3, Merton Avenue, SE/07/02155/FUL, Windermere, Church Road and SE/07/01563/FUL, Goldings, Gorse Way.

1. Apologies

Apologies had been received from Cllrs Mr C Alford, Mrs P Cole, Mr J Gaywood and 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 25th July 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. One member of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/07/02145/FUL, 3, Merton Avenue. Loft conversion with rear dormer.

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

The Committee noted that the application was retrospective as the dormer had already been constructed.

RESOLVED: That, an objection be raised to application SE/07/02145/FUL, 3, Merton Avenue for a loft conversion with rear dormer, on the grounds that it is out of character with the street scene and that due to the property's elevated position, the proposal would have a detrimental effect on the amenities of surrounding properties in Quakers Close, resulting in loss of privacy caused by overlooking.

(b) SE/07/02155/FUL, Windermere, Church Road. Erection of single storey side 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 application SE/07/02155/FUL, Windermere, Church Road for the erection of a single storey side extension provided that any additional tiles and brickwork are in keeping with the existing.

5. SE/07/01810/FUL, Radio House, Church Road. Reinstatement of original bungalow with alterations and extensions.

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 above planning application had previously been considered by the Planning Committee at its meeting on 25th July 2007 and the following comment was returned:

'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.'

Sevenoaks District Council subsequently forwarded the Special Circumstances Statement to the Parish Council and in light of this additional information, the Committee had been requested to reconsider the application.

The Committee considered the Special Circumstances Statement and agreed that very special circumstances had been shown.

RESOLVED: That, no objection be raised to application SE/07/01810/FUL, Radio House, Church Road for the reinstatement of the original bungalow with alterations and extensions provided that the reinstatement is as previously approved under application SE/07/00545/FUL and that it complies with Green Belt regulations.

6. SE/07/01563/FUL, Goldings, Gorse Way. Demolish existing garage and rebuild, extensions at first floor level to convert bungalow to chalet style house, and new pitched roof over existing ground floor rear extensions.

The above planning application was considered by the Planning Committee at its meeting on 4th July 2007 and the comment 'no objection' was returned.

The Case Officer at Sevenoaks District Council has advised that having assessed the application he would like to recommend it for refusal.

In light of the Case Officer's comments, the Committee had been requested to reconsider its decision.

The Committee noted that three letters of representation had been received by the District Council from members of the public objecting to the application. The Committee had been unaware of these objections when the application was considered at its meeting on 4th July.

RESOLVED: That, the Committee support the Case Officer's recommendation to refuse planning permission for application SE/07/01563/FUL, Goldings, Gorse Way, to demolish the existing garage and rebuild, extensions at first floor level to convert bungalow to chalet style house, and new pitched roof over existing ground floor rear extensions on the grounds that it would be out of character with existing properties in the area.

7. Planning Decisions

Application no	Site	Description and SDC decision	HPC comment
SE/07/01438/FUL	Mornington, Church Road	Rear garden room. GRANTED	No objection

8. Planning Appeals

a) Appeal Ref: APP/G2245/A/07/2038918
Application No: SE/06/01779/FUL
Site: Land at the rear of 47 Springcroft
Development: New dwelling

DECISION: The appeal is dismissed.

b) Appeal Ref: APP/G2245/A/07/2041130
Application No: SE/06/02540/FUL
Site: The Briars, Manor Drive
Development: New detached house in rear garden

DECISION: The appeal is dismissed.

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

9. Date of Next Meeting

Wednesday 22nd 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 10.20 a.m.

Signed:
Chairman

Date: