

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
22ND AUGUST 2007 AT 10.00 a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr C Alford  
Cllr Mr J Gaywood  
Cllr Mr M Harris  
Cllr Mr J Minns  
Cllr Mr B Ramsay (Vice - Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/07/02235/FUL, Copperfield, Quakers Close, SE/07/02240/FUL, Mayholm, Woodland Avenue, SE/07/02330/FUL, 1, Merton Avenue and SE/07/02423/FUL, Tamarinda, Woodland Avenue.

In the absence of the Chairman, the Vice-Chairman chaired the meeting.

**1. Apologies**

Apologies had been received from Cllrs Mr L Abraham, Mrs P Cole and Mrs A Oxtoby.

**2. Declarations of Interest**

Cllr Mr Alford declared a personal interest in minute item 5, in respect of planning application SE/07/02444/FUL, Eden Lodge, Gorsewood Road, as the applicant was a former Councillor.

Cllr Mr Gaywood declared a personal interest in minute item 5, in respect of planning application SE/07/02444/FUL, Eden Lodge, Gorsewood Road, as the applicant was a former Councillor.

Cllr Mr Harris declared a personal interest in minute item 5, in respect of planning application SE/07/02444/FUL, Eden Lodge, Gorsewood Road, as the applicant was a former Councillor.

Cllr Mr Harris declared a personal and prejudicial interest in minute item 5, in respect of planning application SE/07/02432/FUL, 54, Springcroft, as the applicant was an acquaintance, and withdrew from the meeting during discussion and voting on the item.

Cllr Mr Minns declared a personal interest in minute item 5, in respect of planning application SE/07/02423/FUL, Tamarinda, Woodland Avenue, as his private residence is at the rear of the property.

Cllr Mr Ramsay declared a personal interest in minute item 5, in respect of planning application SE/07/02444/FUL, Eden Lodge, Gorsewood Road, as the applicant was a former Councillor.

### 3. Minutes of the previous meeting

RESOLVED: That,  
the minutes of the meeting of the Planning Committee held on 8th August 2007, be approved and signed as a correct record.

### 4. Low Cost Housing

The Committee considered a letter dated 2nd August 2007 received from the Clerk at Fawkham Parish Council.

The Committee noted that Members of Fawkham Parish Council had, over the last few years discussed the provision of a small, low cost housing scheme for the village, but that the sites available in the village had proved to be too costly for a very small development.

A larger site has been identified and it was suggested at Fawkham Parish Council's last meeting that a joint venture between Fawkham, Hartley and Longfield might prove to be a viable option and that a meeting be arranged between Members of the respective Parish Councils to discuss the matter further.

RESOLVED: That,  
the Clerk be requested to contact Fawkham Parish Council to obtain further information on the proposal and to confirm the Committee's agreement to a meeting between the three Parish Councils.

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. Two members of the public expressed a wish to make a representation and this was noted by the Chairman.

RESOLVED: That,  
pursuant to Standing Order 26 (d), the order of business be varied and planning application SE/07/02432/FUL, 54, Springcroft , be brought forward.

### 5. Planning applications

#### (a) SE/07/02432/FUL, 54, Springcroft. Proposed first floor 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/07/02432/FUL, 54, Springcroft for a proposed first floor extension.

**(b) SE/07/00247/REM, Kilndown, Gorsewood Road. Details of condition 1 relating to siting, design and external appearance relating to planning application SE/04/00566/OUT. As amplified by amended drawing 2383-PD-001 Rev. D received 16/07/07.**

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

RESOLVED: That,  
no objection be raised to application SE/07/00247/REM, Kilndown, Gorsewood Road, details of condition 1 relating to siting, design and external appearance relating to planning application SE/04/00566/OUT, as amplified by amended drawing 2383-PD-001 Rev. D received 16/07/07 provided that the District Council considers it to be an improvement to the previous application.

**c) SE/07/01831/FUL, Prospect Lodge, Gorse Way. Demolition of existing dwelling and replacement with two detached dwellings with integral double garages. Illustrative street elevation submitted 08/08/07.**

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

Jo Tasker spoke in favour of the application.

At this point in the meeting, Mr Goodwin, who had not previously expressed a wish to make a representation, asked the Chairman whether he may do so.

At the Chairman's invitation, Mr Goodwin was invited to express his views on the application.

Mr Goodwin spoke in favour of the application.

The Committee noted that the application was identical to the previous application considered at the Planning Committee meeting of 4th July 2007 with the addition of illustrative street elevations submitted by the applicant on 08/08/07.

RESOLVED: That,  
following consideration of the illustrative street elevations submitted on 08/08/07, an objection be raised to application SE/07/01831/FUL, Prospect Lodge, Gorse Way for the demolition of the existing dwelling and replacement with two detached dwellings with integral 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.

**d) SE/07/02068/FUL, Rose Vale, Briars Way. Conservatory.**

RESOLVED: That,  
no objection be raised to application SE/07/02068/FUL, Rose Vale, Briars Way for the erection of a conservatory.

**e) SE/07/02235/FUL, Copperfield, Quakers Close. Erection of two storey side extension and garage.**

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.

RESOLVED: That,  
no objection be raised to application SE/07/02235/FUL, Copperfield, Quakers Close for the erection of a two storey side extension, but the Committee considers that the garage in its proposed position would be intrusive to the street scene and would ask that the existing Silver Birch tree at the property remains, or if it is necessary for the tree to be removed, that it be replaced.

**f) SE/07/02269/FUL, Elizabeth Cottage, Gorse Way. Amendment to SE/07/00859 to allow windows in the dining room and games room.**

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

Mrs King, the applicant spoke in favour of the application.

RESOLVED: That,  
no objection be raised to application SE/07/02269/FUL, Elizabeth Cottage, Gorse Way, an amendment to SE/07/00859, to allow windows in the dining room and games room provided that the 2 additional windows in the games room are obscured.

**g) SE/07/02240/FUL, Mayholm, Woodland Avenue. Erection of side and rear extensions.**

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/07/02240/FUL, Mayholm, Woodland Avenue for the erection of side and rear extensions.

**h) SE/07/02330/FUL, 1, Merton Avenue. Erection of single storey rear extension and attached garage to side.**

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

RESOLVED: That,  
no objection be raised to application SE/07/02330/FUL, 1, Merton Avenue for the erection of a single storey rear extension and attached garage to side.

**i) SE/07/02423/FUL, Tamarinda, Woodland Avenue. Demolition of existing dwelling and build of replacement dwelling with integral garage.**

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 application SE/07/02423/FUL, Tamarinda, Woodland Avenue for the demolition of the existing dwelling and build of replacement dwelling with integral garage on the grounds that 1) the proposal would result in overdevelopment of the site, 2) due to the proposed dwellings proximity to neighbouring properties the proposal would give the effect of terracing and 3) 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 dwelling.

**j) SE/07/02444/FUL, Eden Lodge, Gorsewood Road. Erection of orangery to rear of 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 application SE/07/02444/FUL, Eden Lodge, Gorsewood Road for the erection of an orangery to the rear of the property.

## 6. Planning Decisions

Application no	Site	Description and SDC decision	HPC comment
SE/07/00880/FUL	5, Wellfield	Erection of 2 storey house with integral garage on land to the rear of 5, Wellfield.  REFUSED	HPC objects as the proposed development would be back land development and be detrimental to the amenities of neighbouring residents resulting in loss of privacy.
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.  REFUSED	04/08/07 – No objection 08/08/07 – HPC objects on the grounds that it would be out of character with existing properties in the area.
SE/07/01735/FUL	Albury, Gorse Way	Roof extension to south elevation to form enlarged bathroom.  GRANTED	No objection but the Council would like to see the ridge line of the proposed dormer window to line through with the existing dormer.
SE/07/01865/FUL	Cedars, Gorsewood Road	Alterations to roof between Cedars & adjoining property. Pitch roof over front elevation single storey & first floor rear extensions & rooflights to front pitch of roof.  REFUSED – <b>Delegated Decision</b>	No objection but the Council would like the District Council to ensure that the Parish Council is consulted on the finishing.

## 7. Approval/Refusal of Details

Site: Elizabeth Cottage, Gorse Way

Development: Details pursuant to condition 3 of SE/07/00155/FUL (IN PART ONLY – Means of enclosure and landscaping).

RESOLVED: That, Sevenoaks District Council's unconditional approval of the details described above, in accordance with the application and plans submitted therewith, relating to Elizabeth Cottage, Gorse Way, be noted.

## 8. Planning Appeals

a) Appeal Ref: APP/G2245/A/07/2038239

Application No: SE/06/02054/FUL

Site: The Laurels, Woodland Avenue

Development: Demolition of existing detached house and double garage, replacing with one 3 bedroom detached chalet bungalow and one 4 bedroom detached chalet house.

DECISION: The appeal is dismissed.

RESOLVED: That,  
the above planning appeal decision relating to The Laurels, Woodland Avenue, be received and noted.

## 9. Date of Next Meeting

Wednesday 12th September 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: .....