

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
The Parish Council Office, Hartley Library, Ash Road, Hartley, Longfield, Kent DA3 8EL
Tel/fax 01474 709441
E mail mail@hartleyparishcouncil.org.uk

27th September 2007

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Wednesday 3rd October 2007 commencing at 11.30a.m. at Hartley Library.

Yours sincerely

Helen Gilder
Assistant Clerk to the Council

Note: Members of the Committee to assemble at Hartley Library at 9.15a.m. in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

AGENDA

1. Apologies

To receive apologies for absence

2. Declarations of Interest

To receive Members' declarations of interest.

3. Minutes of the previous meeting

To approve as a correct record the minutes of the meeting of the Planning Committee held on 12th September 2007. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/07/02235/FUL	Copperfield, Quakers Close	AMENDED CONSULTATION: Erection of two storey side extension and garage. Revised drawings received 24/09/07.
SE/07/02445/FUL	Nammeddis, Quakers Close	Erection of 2 Velux windows.
SE/07/02591/FUL	18, Dickens Close	Demolition of domestic garage and erection of single storey side extension and part front and part rear extension to accommodate proposed garage, shower room and family room.

SE/07/02670/FUL	The Glebe, Church Road	Replacement entrance porch. (GREEN BELT)
SE/07/02710/FUL	Windycote, Gresham Avenue	Erection of single storey conservatory.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
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. APPROVAL OF RESERVED MATTERS	No objection provided that the District Council considers it to be an improvement to the previous application.
SE/07/01810/FUL	Radio House, Church Road	Reinstatement of original bungalow with alterations and extensions. Special circumstances statement received. GRANTED	No objection provided that the reinstatement is as previously approved under application SE/07/00545/FUL and that it complies with Green Belt regulations.
SE/07/01830/FUL	Ashdene, Gorsewood Road	Proposed new timber oaks & tiled single storey garage to front of property. GRANTED (Committee Decision)	HPC objects 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.
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. REFUSED	HPC objects on the grounds that the development would be obtrusive and out of keeping with the street scene. In addition, the Parish Council wishes to question whether the construction of the proposed development complies with the new "no smoking" legislation.

SE/07/02269/FUL	Elizabeth Cottage, Gorse Way	Amendment to SE/07/00859 to allow windows in dining room and games room. GRANTED	No objection provided that the two additional windows in the games room are obscured.
-----------------	------------------------------	---	---

**6. SE/07/02278/LDCPR, Alston, Church Road
Installation of a ground source heat pump.**

To note that Sevenoaks District Council has refused to grant a lawful certificate of proposed use/development for the development described above, as it constitutes development for which planning permission is required.

7. Approval of Details

To note that Sevenoaks District Council has approved the details described below in accordance with the applications and plans submitted therewith, unconditionally.

a) SE/07/01382/DETAIL, Down-Ampney, Gorsewood Road
Development: Details pursuant to condition 10 (noise) of application SE/06/01642/FUL.

b) SE/07/02151/DETAIL, Sundown, Castle Hill
Development: Detail pursuant to condition 3 (external materials) of SE/02/02319/FUL.

c) SE/07/02268/DETAIL, Marsworth, Church Road
Development: Details pursuant to condition 2 (materials) of SE/06/02880/FUL.

8. Planning Enforcements

a) Site: The Laurels, Manor Drive

To receive and note a letter dated 18th September 2007, from the Senior Investigation Officer at Sevenoaks District Council to the owner/occupier of The Laurels, Manor Drive, regarding failure to comply with an enforcement notice.

b) Site: Southdown, Manor Drive

To receive and note a letter dated 25th September 2007, from the Senior Investigation Officer at Sevenoaks District Council, to the owner/occupier of Southdown, Manor Drive, regarding breach of condition 3 of SE/05/01315 and damage to TPO trees at the site.

9. Issues Affecting Planning and Development Control

To consider a letter dated 20th September 2007, received from the Head of Development Services regarding areas that are currently affecting Development Control or where changes are occurring. (Annexed)

**10. SE/07/02423/FUL, Tamarinda, Woodland Avenue.
Demolish existing dwelling and replace with a new dwelling and integral garage.**

The above planning application was considered by the Planning Committee at its meeting on 22nd August 2007 and the following comment was returned:

‘Hartley Parish Council objects to the application 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.’

The Case Officer at Sevenoaks District Council has advised that having conducted a site visit and finalised his report, he is of the opinion to recommend the application for approval. The Case Officer has asked whether the Parish Council would support his recommendation.

In light of the above the Committee is requested to reconsider the application.

11. Dartford Town Centre Area Action Plan – Preferred Options & Sustainability Appraisal Report – Pre-Submission Consultation (Regulation 26)

Dartford Borough Council is currently developing a new Local Development Framework (LDF) to replace the Adopted Dartford Local Plan 1995 and Dartford Local Plan Review Amended Second Deposit April 2004. The Dartford Town Centre Area Action Plan is one of the suite of documents that will form the LDF.

The Committee is requested to consider the following documents:

- Dartford Town Centre Area Action Plan Preferred Options Document
- Sustainability Appraisal Technical Report

The consultation period runs from Thursday 13th September 2007 until 5.00p.m. on Thursday 25th October 2007.

Due to the size of the above documents it has not been possible to circulate them with this agenda.

The above documents may be viewed at:

<http://www.dartford.gov.uk/planningpolicy/ldf.htm> alternatively they may be viewed at the Parish Office.

12. Date of next meeting

List of circulated documents

In order to reduce the amount of photo copying in respect of the background papers relating to this agenda, only members of the committee have been provided with copies of certain documents. Should any member of the Council require copies of the following documents, please contact the Clerk.

Copies of all documents listed below are available for inspection in the Parish Office

1. Minutes of the meeting held on 12th September 2007
2. SDC's Issues affecting Planning and development Control

Committee membership

Cllr Abraham	Cllr Harris (ex officio)
Cllr Alford	Cllr Minns
Cllr Mrs Cole	Cllr Mrs Oxtoby
Cllr Gaywood (ex officio)	Cllr Ramsay