

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
3RD OCTOBER 2007 AT 11.55a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (arrived at 12.25p.m.)
Cllr Mr C Alford (Chairman)
Cllr Mrs P Cole
Cllr Mr M Harris (arrived at 12.25p.m.)
Cllr Mrs A Oxtoby

In attendance: Mrs H Gilder (Assistant Clerk)
4 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/07/02445/FUL, Namneddis, Quakers Close, SE/07/02591/FUL, 18, Dickens Close and SE/07/02670/FUL, The Glebe, Church Road.

1. Election of Chairman for the Meeting

The Chairman and Vice-Chairman of the Planning Committee had previously sent their apologies as they would be late for the meeting.

In the absence of the Chairman and Vice Chairman it was

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| RESOLVED: That, Cllr Mr Alford be elected Chairman for the Meeting. |
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2. Apologies

Apologies had been received from Cllrs Mr J Gaywood, Mr J Minns and Mr B Ramsay.

3. Declarations of Interest

Cllr Mrs Cole declared a personal interest in minute item 4, in respect of planning application SE/07/02591/FUL, 18, Dickens Close, as the applicant is known to her.

4. Minutes of the previous meeting

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| RESOLVED: That, the minutes of the meeting of the Planning Committee held on 12th September 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. One member of the public expressed a wish to make a representation and this was noted by the Chairman.

5. Planning applications

a) SE/07/02235/FUL, Copperfield, Quakers Close. AMENDED CONSULTATION: Erection of two storey side extension and garage. Revised drawings received 24/09/07.

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

Concerns had been raised during the site visit regarding the ownership of the Beech hedge bordering the front garden of the property.

RESOLVED: That,
no objection be raised to the revised drawings received 24/09/07 relating to application SE/07/02235/FUL, Copperfield, Quakers Close, for the erection of a two storey side extension and garage, but the Committee considers that the garage in its proposed position would be intrusive to the street scene and would ask that a Tree Preservation Order be placed on the existing Silver Birch tree at the property.

(b) SE/07/02445/FUL, Namneddis, Quakers Close. Erection of 2 Velux windows.

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

The Committee noted that the application was a retrospective application.

RESOLVED: That,
no objection be raised to application SE/07/02445/FUL, Namneddis, Quakers Close for the erection of 2 Velux windows.

c) 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.

At the Chairman's invitation, Mr Shipston, the applicant explained the proposals, including the revised plan, to the Committee.

The Committee noted that amended drawings had been received on 14th September 2007.

The Committee also 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/07/02591/FUL, including the amended drawings received on 14/09/07, relating to 18, Dickens Close, for the 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.

d) SE/07/02670/FUL, The Glebe, Church Road for a replacement entrance porch.

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/07/02670/FUL, The Glebe, Church Road for a replacement entrance porch, provided that it complies with Green Belt policy.

e) SE/07/02710/FUL, Windycote, Gresham Avenue. Erection of single storey conservatory.

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/07/02710/FUL, Windycote, Gresham Avenue for the erection of a single storey conservatory.

6. Planning Decisions

RESOLVED: That, the following planning decisions be received and noted:

| Application no | Site | Description and SDC decision | HPC comment |
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| 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 re-instatement 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 <i>(Committee decision)</i> | 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. | HPC objects on the grounds that the development would be obtrusive & out of |

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| | | REFUSED | 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. |

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

RESOLVED: That, Sevenoaks District Council’s refusal to grant a lawful certificate of proposed use/development for the development described above, as it constitutes development for which planning permission is required, be noted.

8. Approval of Details

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

RESOLVED: That, Sevenoaks District Council’s unconditional approval of the details described above, in accordance with the applications and plans submitted therewith, relating to Down-Ampney, Gorsewood Road, be noted.

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

RESOLVED: That, Sevenoaks District Council’s unconditional approval of the details described above, in accordance with the applications and plans submitted therewith, relating to Sundown, Castle Hill, be noted.

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

RESOLVED: That, Sevenoaks District Council’s unconditional approval of the details described above, in accordance with the applications and plans submitted therewith, relating to Sundown, Castle Hill, be noted.

9. Planning Enforcements

a) Site: The Laurels, Manor Drive

RESOLVED: That,
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, be received and noted.

b) Site: Southdown, Manor Drive

RESOLVED: That,
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, be received and noted.

10. Issues Affecting Planning and Development Control

The Committee considered 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.

RESOLVED: That,
a) the Assistant Clerk be requested to reply to the Head of Development Services to confirm that the Parish Council would continue to offer the facility of public plan viewing at the Parish Office, and that in view of this would prefer not to receive future planning applications by electronic communication but to continue receiving applications in paper form and b) that the remainder of the letter be noted.

11. 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 was requested to reconsider the application.

RESOLVED: That,
the Committee stand by its previous comments in as much as it objects to application SE/07/02423/FUL, Tamarinda, Woodland Avenue 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.

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

The following documents were considered by the Committee:

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

RESOLVED: That,
the Dartford Town Centre Area Action Plan Preferred Options Document and the Sustainability Appraisal Technical Report, be noted.

12. Date of Next Meeting

Wednesday 17th October 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 12.35pm.

Signed:
Chairman

Date: