

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
17TH OCTOBER 2007 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham
Cllr Mr C Alford
Cllr Mr J Minns
Cllr Mrs A Oxtoby
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/07/02087/FUL, 56, Springcroft, SE/07/02528/FUL, Somerleyton and 6, Merton Avenue, SE/07/02633/FUL, 3, Copseside, SE/07/02854/FUL, 61, Springcroft and SE/07/02863/OUT, Tallboys, Manor Drive.

1. Apologies

Apologies had been received from Cllrs Mrs P Cole, Mr J Gaywood and Mr M Harris.

2. Declarations of Interest

Cllr Mr Abraham declared a personal interest in minute item 4, in respect of planning application SE/07/02444/FUL, Eden Lodge, Gorsewood Road, as the applicant was a former Councillor.

Cllr Mr Alford declared a personal interest in minute item 4, in respect of planning application SE/07/02444/FUL, Eden Lodge, Gorsewood Road, as the applicant was a former Councillor.

Cllr Mrs Oxtoby declared a personal interest in minute item 4, in respect of planning application SE/07/02444/FUL, Eden Lodge, Gorsewood Road, as the applicant was a former Councillor.

Cllr Mr Ramsay declared a personal interest in minute item 4, in respect of planning application SE/07/02444/FUL, Eden Lodge, Gorsewood Road, as the applicant was a former Councillor.

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

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 3rd October 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/07/00282/FUL, Squirrels Haunt, Gorsewood Road. Demolition of existing dwelling and erection of two new five bedroom detached houses. Amended drawings received.

The Chairman reported that it had been brought to his attention that the amended consultation regarding the above application had only been received by residents the previous day.

RESOLVED: That, consideration of the amended drawings relating to planning application SE/07/00282/FUL, Squirrels Haunt, Gorsewood Road, be deferred until the next meeting of the Planning Committee, in order to allow any representations submitted by residents to be taken into consideration by the Committee.

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

It was noted that the application had previously been considered by the Planning Committee at its meeting held on 25th July 2007, at which, no objection was raised to the application. The Committee noted that the application had been revalidated on 25th September 2007, on receipt of Certificate B.

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

c) SE/07/02444/FUL, Eden Lodge, Gorsewood Road. Erection of orangery to rear of property with amendments to the previously approved two storey rear extension.

It was noted that the application had previously been considered by the Planning Committee at its meeting held on 22nd August 2007, at which, no objection was raised to the application. The Committee noted that the proposal had been amended as the drawings show changes to the previously approved two 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 the amended proposal relating to application SE/07/02444/FUL, Eden Lodge, Gorsewood Road, for the erection of an orangery to the rear of the property with amendments to the previously approved two storey rear extension.

d) SE/07/02528/FUL, Somerleyton & 6, Merton Avenue. Formation of 2 no. dormer windows to front elevation on both properties. To match existing rear dormers.

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/07/02528/FUL, Somerleyton & 6, Merton Avenue for the formation of 2 no. dormer windows to front elevation on both properties. To match existing rear dormers.

e) SE/07/02633/FUL, 3, Copseside. 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 application SE/07/02633/FUL, 3, Copseside for a single storey rear extension.

f) SE/07/02747/FUL, Top-O-The-Hill, Church Road. Extensions and internal alterations to form a new five bedroom and attached garage property. RESUBMISSION.

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/07/02747/FUL, Top-O-The-Hill, Church Road, a resubmission for extensions and internal alterations to form a new five bedroom and attached garage property.

g) SE/07/02854/FUL, 61, Springcroft. First floor 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/07/02854/FUL, 61, Springcroft, for a first floor side extension.

h) SE/07/02863/OUT, Tallboys, Manor Drive. Erection of new house on land adjacent to Tallboys.

The Committee noted that 1 letter of representation had been received by the Parish Council from a member of the public objecting to the application.

RESOLVED: That,
an objection be raised to application SE/07/02863/OUT, Tallboys, Manor Drive, for the erection of a new house on land adjacent to Tallboys on the following grounds:
1) The proposed development would result in overdevelopment of the site and would be out of character with the street scene.
2) The proposal would result in the removal of trees covered by a Tree Preservation Order.
3) The size of the proposed rear garden would be inadequate and would not provide sufficient amenity to future occupiers.

i) SE/07/02904/FUL, Orange Hill Cottage, Hartley Bottom Road. Retrospective – Single storey extension for disabled toilet.

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

Mrs Roberts spoke against the application.

The Committee noted that the application was retrospective.

RESOLVED: That,
an objection be raised to retrospective application SE/07/02904/FUL, Orange Hill Cottage, Hartley Bottom Road, for a single storey extension for a disabled toilet, on the grounds that the Committee is concerned that the erection of the single storey extension has taken place without planning consent and believes that the extension may have exceeded the permitted 50% floor area increase guidelines, contravening Green Belt policy.

j) 07/02874/WTPO, Ravensdowne, Gorse Way. TPO raise canopy of 1 Oak and 1 Beech tree to 3.5m.

RESOLVED: That,
no objection be raised to application 07/02874/WTPO, Ravensdowne, Gorse Way to raise the canopy of 1 Oak and 1 Beech tree to 3.5m, in accordance with the Tree Officer's approval.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/07/02068/FUL	Rose Vale, Briars Way	Conservatory. GRANTED	No objection
SE/07/02240/FUL	Mayholm, Woodland Avenue	Erection of side and rear extensions. GRANTED	No objection
SE/07/02358/FUL	Russell Court, Russell Square, Longfield	Erection of single storey extension to dining room and canopy to main entrance. GRANTED	No objection
SE/07/02423/FUL	Tamarinda, Woodland Avenue	Demolition of existing dwelling and build of replacement dwelling with integral garage. REFUSED	Objects 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.
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6. Planning Enforcements

Site: Southdown, Manor Drive

RESOLVED: That,
A copy of a letter dated 9th October 2007, from the Senior Investigation Officer at Sevenoaks District Council regarding damage caused to a Larch tree, covered by a Tree Preservation Order, due to the construction of a fence at Southdown, Manor Drive, be received and noted.

7. Planning Appeals

Appeal Ref: APP/G2245/A/07/2033727

Application No: SE/06/01093/FUL

Site: Mark House, Ash Road

Development: Erection of a split level bungalow with detached garage.

DECISION: The appeal is dismissed

RESOLVED: That,
the above planning appeal decision relating to Mark House, Ash Road, be received and noted.

8. SE/07/02138/FUL, Fairhaven, Manor Drive. Erection of 2 storey side annex extension.

The Committee considered correspondence received from a resident regarding the Parish Council's comments on the above planning application, and the Clerk's responses.

RESOLVED: That,
correspondence received from a resident regarding the Parish Council's comments on the planning application relating to Fairhaven, Manor Drive, be noted, along with the Clerk's responses.

9. Date of Next Meeting

Wednesday 31st 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 10.35pm.

Signed:
Chairman

Date:

