

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

29th November 2007

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Wednesday 5th December 2007 commencing at 10.00 a.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 14th November 2007. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/07/02893/FUL	19, Round Ash Way	Single storey rear extension.
SE/07/02945/FUL	The Birches, Ash Road	AMENDED CONSULTATION: To increase the height of the entrance gate recess walls which are within 1m of the highway from 1m to 1.9m. <i>Change of description.</i>
SE/07/03161/FUL	Oakdene, Church Road	Small single storey extension to existing kitchen/dining room.

SE/07/03448/FUL Hillbrow,
Ash Road Construction of a horse training
ménage for private use, together with
fencing within existing paddock.

SE/07/03554/FUL Tamarinda,
Woodland Avenue Demolition of existing dwelling and
building of replacement dwelling with
integral garage.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/07/01831/FUL	Prospect Lodge, Gorse Way	Demolition of existing dwelling and replacement with two detached dwellings with integral double garages. As amplified by drawings received 08/08/07. GRANTED	HPC objects 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 & bulk of the dwellings.
SE/07/02087/FUL	56, Springcroft	Erection of first floor side extension and single storey rear extension. GRANTED	No objection.
SE/07/02145/FUL	3, Merton Avenue	Loft conversion with rear dormer. GRANTED (Committee Decision)	HPC objects on the grounds that it is out of character with the street scene & 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.
SE/07/02155/FUL	Windermere, Church Road	Erection of single storey side extension. GRANTED	No objection provided that any additional tiles and brickwork are in keeping with the existing.

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. GRANTED	No objection.
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. GRANTED	No objection.
SE/07/02633/FUL	3, Copseside	Single storey rear extension. GRANTED	No objection.
SE/07/02854/FUL	61, Springcroft	First floor side extension. REFUSED <i>(Delegated Decision)</i>	No objection.
SE/07/02863/OUT	Tallboys, Manor Drive	Erection of new house on land adjacent to Tallboys. REFUSED	HPC objects on the following grounds: 1) The proposed development would result in overdevelopment of the site & 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 and 3) The size of the proposed rear garden would be inadequate and would not provide sufficient amenity to future occupiers.
SE/07/02904/FUL	Orange Hill Cottage, Hartley Bottom Road	Retrospective – Single storey extension for disabled toilet. REFUSED	HPC objects as the Council is concerned that the erection of the single storey extension has taken place without planning consent & believes that the extension may have exceeded the permitted 50% floor area increase guidelines, contravening Green Belt policy.

SE/07/02910/FUL	The Laurels, Woodland Avenue	Demolition of existing detached house and double garage. Replacing with 2, two bedroom detached bungalows with integral garages. GRANTED	No objection provided that the permitted development rights are withdrawn & that the tiles & brickwork are in keeping with neighbouring properties.
SE/07/02917/FUL	Pwlycrochan, Manor Drive	Retrospective application to retain replacement garage. GRANTED	No objection.
SE/07/02926/FUL	Cob Trees, Gorse Way	Single storey side and rear extension with pedestrian access to side. Removal of existing carport, garage and conservatory to replace with new garage, kitchen and conservatory. GRANTED	No objection.

6. Planning Enforcements

a) Site: Appletree Cottage, Church Road

To receive and note a letter dated 13th November 2007 from the Senior Investigation Officer at Sevenoaks District Council to the owner/occupier of Appletree Cottage, Church Road regarding a new wall at the property.

The Senior Investigation Officer has advised that as parts of the wall exceed 1 metre in height adjacent to the highway, it requires the benefit of planning permission.

b) Site: Oak Lodge, Church Road

To receive and note a letter dated 13th November 2007 from the Senior Investigation Officer at Sevenoaks District Council to the owner/occupier of Oak Lodge, Church Road regarding a new wall and gates at the property.

The Senior Investigation Officer has advised that because the wall exceeds 1 metre in height adjacent to the highway, and the gates exceed 2 metres in height, both require the benefit of planning permission.

7. Campaign to protect Rural England

To consider an email dated 7th November 2007 received from the Campaign to Protect Rural England requesting that the Parish Council email its local MP to push for a Planning Reform Bill that protects the environment. (Annexed)

8. Draft Village Design Statement

To consider and make comment on the Draft Village Design Statement (VDS).
(Annexed)

9. 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 14th November 2007
2. Email dated 7th November 2007 from CPRE
3. Draft Village Design Statement

Committee membership

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