

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
5TH DECEMBER 2007 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mr C Alford (Arrived at 10.04)
Cllr Mrs P Cole
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/07/03161/FUL, Oakdene, Church Road and SE/07/03554/FUL, Tamarinda, Woodland Avenue.

1. Apologies

Apologies had been received from Cllrs Mr J Gaywood, Mr M Harris, Mr J Minns and Mrs A Oxtoby.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 14th November 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. No members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

a) SE/07/02893/FUL, 19, Round Ash Way. 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/07/02893/FUL, 19, Round Ash Way for a
single storey rear extension.

(b) 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. Change of description.

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 consultation for application SE/07/02945/FUL, The Birches, Ash Road to increase the height of the entrance gate recess walls which are within 1m of the highway from 1m to 1.9m.

c) SE/07/03161/FUL, Oakdene, Church Road. Small single storey extension to existing kitchen/dining room.

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/07/03161/FUL, Oakdene, Church Road for a small single storey extension to the existing kitchen/dining room provided that it complies with Green Belt guidelines.

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

RESOLVED: That,
no objection be raised to application SE/07/03448/FUL, Hillbrow, Ash Road for the construction of a horse training ménage for private use, together with fencing within existing paddock, provided that it complies with Green Belt guidelines.

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

RESOLVED: That,
no objection be raised to application SE/07/03554/FUL, Tamarinda, Woodland Avenue for the demolition of the existing dwelling and building of replacement dwelling with integral garage, provided that a condition is imposed to retain the existing trees at the site.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/07/01831/FUL	Prospect Lodge, Gorse Way	Demolition of existing dwelling & 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 (Delegated Decision)	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 over development 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

The Committee noted that a letter dated 13th November 2007 had been sent 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 advised that as parts of the wall exceed 1 metre in height adjacent to the highway, it requires the benefit of planning permission

RESOLVED: That,
the letter dated 13th November 2007, from the Senior Investigation Officer at Sevenoaks District Council to the owner/occupier of Appletree Cottage, Church Road, be noted.

b) Site: Oak Lodge, Church Road

The Committee noted that a letter dated 13th November 2007 had been sent 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 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.

RESOLVED: That,
the letter dated 13th November 2007, from the Senior Investigation Officer at Sevenoaks District Council to the owner/occupier of Oak Lodge, Church Road, be noted.

7. Campaign to Protect Rural England

The Committee considered an email dated 7th November 2007 received from the Campaign to Protect Rural England, requesting that the Parish Council send an email to its local MP, stating the following points, to push for a Planning Reform Bill that protects the environment;

- 1) the Government needs to defend people's rights to be involved in the planning system, and to have a meaningful say on the location of major projects;
- 2) the current bill needs to give proper weight to protecting the environment. At the moment, the presumption in the Government's plans is in favour of development that would prioritise economic growth.
- 3) ministers must not scrap the current arrangements which steer development towards town centres. It's important we don't open the way for development sprawl in the countryside.

RECOMMENDED: That,
the Clerk be requested to send an email to the local MP, stating the above.

8. Draft Village Design Statement

The Committee had been requested to consider and make comment on the Draft Village Design Statement (VDS)

The Committee commented on the high standard of presentation of the report, and agreed that the only addition should be with regard to the Green Belt and the importance of continuing Hartley Parish Council's policy of maintaining public access to the Green Belt.

RECOMMENDED: That, the Village Design Statement (VDS) and the recommendations contained therein, be endorsed by Hartley Parish Council with an addition under section 4. The Metropolitan Green Belt and the Countryside, regarding the importance of maintaining public access to the Green Belt.

9. Date of Next Meeting

Wednesday 19th December 2007 commencing at 10.30 a.m. Site inspections will commence at 9.45 a.m. or earlier depending on the number of visits required.

The meeting closed at 10.28 am.

Signed:
Chairman

Date: