

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
19TH DECEMBER 2007 AT 11.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr C Alford
Cllr Mrs P Cole (Arrived at 11.01)
Cllr Mrs A Oxtoby
Cllr Mr B Ramsay (Chairman)

In attendance: Mrs H Gilder (Assistant Clerk)
3 members of the public

1. Apologies

Apologies had been received from Cllrs Mr L Abraham, Mr J Gaywood, Mr M Harris and Mr J Minns.

2. Declarations of Interest

Cllr Mr Ramsay declared a personal interest in minute item 4, in respect of planning application 07/03661/WTPO, Scout Hut, Larkwell Lane, as he and the applicant are members of the same Retirement Association.

Cllr Mrs Cole declared a personal interest in minute item 4, in respect of planning application SE/07/03618/FUL, Top Spin, Church Road, as the applicant is a personal friend.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 5th December 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) 07/03661/WTPO, Scout Hut, Larkwell Lane. Various works to trees.

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 07/03661/WTPO, Scout Hut, Larkwell Lane for
various works to trees.

(b) SE/07/02871/FUL, Orchard House, Ash Road. Erection of extension and alterations. Revisions to 05/02031/FUL granted on appeal.

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

RESOLVED: That, although the Committee had experienced difficulty establishing from the plans, exactly what had been approved by the Planning Inspector when the appeal was granted, no objection be raised to application SE/07/02871/FUL, Orchard House, Ash Road for the erection of an extension and alterations. Revisions to SE/05/02031/FUL, granted on appeal, subject to Green Belt policies.

c) SE/07/03521/OUT, Land adjacent to Arosa, Gresham Avenue. Outline application for one new house.

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/07/03521/OUT, land adjacent to Arosa, Gresham Avenue, outline application for one new house, but the Committee has concerns regarding the lack of garaging for the new dwelling and the limited parking for the existing bungalow.

d) SE/07/03618/FUL, Top Spin, Church Road. Single storey extension to rear of garage with glazed roof.

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/07/03618/FUL, Top Spin, Church Road for a single storey extension to rear of garage with glazed roof.

e) SE/07/03680/FUL, Dehra Dun, Larks Field. 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/07/03680/FUL, Dehra Dun, Larks Field for a single storey rear extension.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/07/00282/FUL	Squirrels Haunt, Gorsewood Road	Demolition of existing dwelling & erection of two new five bedroom detached houses. Amended drawings received. GRANTED	HPC objects on the following grounds: 1) The proposed development would create an overbearing effect upon the adjoining residential properties and be out of character with the street scene due to its height, size and bulk. 2) The Committee considers that the proposed development would be contrary to Policy EN1 of the Sevenoaks District Local Plan and 3) No drawings have been submitted to indicate the proposed roof lines in relation to neighbouring properties.
SE/07/02235/FUL	Copperfield, Quakers Close	Erection of two storey side extension and garage. Revised drawings received 24/09/07. GRANTED	No objection but the Council considers that the garage in its proposed position would be intrusive to the street scene and would ask that a TPO be placed on the existing Silver Birch tree at the property.
SE/07/02363/ADV	1, Church Road	Erection of internally illuminated fascia sign. GRANTED	No objection.
SE/07/02670/FUL	The Glebe, Church Road	Replacement entrance porch. REFUSED	No objection provided that it complies with Green Belt policies.
SE/07/03030/CON VAR	Southdown, Manor Drive	Retention of glazed door in eastern elevation of plot 3, additional velux in western elevation of plot 2 and additional velux in the eastern elevation of plot 1. GRANTED <i>(Delegated Decision)</i>	HPC objects on the basis that the District Council considered it necessary to attach the condition when planning permission was granted and the Council supports this decision.

SE/07/03089/FUL	2, Oast Way	Proposed two storey rear extension. GRANTED	No objection.
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6. Planning Appeals

Appeal Ref: APP/G2245/A/07/2058482/WF

SDC Ref: SE/07/00880/FUL

Site: 5, Wellfield

Development: Erection of 2 storey house with integral garage on land to the rear of 5, Wellfield.

An Appeal has been made to the Planning Inspectorate against Sevenoaks District Council's refusal of planning permission for the development described above.

The Appeal will be determined by the submission of written representations and site inspection by the appointed Inspector.

RESOLVED: That,

a) The above Appeal, made to the Planning Inspectorate against Sevenoaks District Council's refusal of planning permission for the development described above, be noted and b) The Assistant Clerk be requested to send a copy of the Parish Council's original comments on the application, to the Planning Inspectorate.

9. Date of Next Meeting

Wednesday 9th January 2008 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 11.35am.

Signed:
Chairman

Date: