

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
30TH JANUARY 2008 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mr C Alford (Arrived at 10.05)
Cllr Mrs P Cole
Cllr Mr M Harris
Cllr Mr J Minns
Cllr Mrs A Oxtoby

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

1. Apologies

Apologies had been received from Cllr Mr J Gaywood and Cllr Mr B Ramsay.

2. Declarations of Interest

Cllr Mr Minns declared a personal interest and prejudicial interest in minute item 5, in respect of the planning decision SE/07/03554/FUL, Tamarinda, Woodland Avenue.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 9th January 2008, 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/07/03254/FUL, 1, Merton Avenue. Erection of single storey rear extension and attached garage and loft conversion with dormer window to rear.

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

Mr Ward spoke against the application.

The Committee noted that one letter of representation had been received by the Parish Council from a member of the public.

RESOLVED: That,
an objection be raised to application SE/07/03254/FUL, 1, Merton Avenue for the erection of a single storey rear extension and attached garage and loft conversion with dormer window to rear, on the grounds that the application would result in overdevelopment of the site and be detrimental to the amenities of neighbouring properties.

(b) SE/07/03956/CIR14, Land opposite Longview, Hartley Hill. Erection of new pole.

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/07/03956/CIR14, Longview, Hartley Hill for the erection of a new pole, provided that a condition be imposed to prevent the felling of trees.

c) SE/08/00052/FUL, Threeways, Church Road. Brick piers and railings to replace boundary wall.

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/08/00052/FUL, Threeways, Church Road, brick piers and railings to replace boundary wall.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/07/03448/FUL	Hillbrow, Ash Road	Construction of a horse training ménage for private use, together with fencing within existing paddock. GRANTED	No objection provided that it complies with Green Belt guidelines.
SE/07/03554/FUL	Tamarinda, Woodland Avenue	Demolition of existing dwelling and building of replacement dwelling with integral garage. GRANTED	No objection provided that a condition be imposed to retain the existing trees on the site.

6. Planning Enforcements

a) Site: Appletree Cottage, Church Road

At a previous meeting, the Committee had noted a letter received from the Senior Investigation Officer at Sevenoaks District Council, to the owner/occupier of Appletree Cottage, Church Road, advising that a new wall at the property required the benefit of planning permission as it exceeded 1 metre in height.

10.20a.m. Cllr Mrs Cole left the meeting.

10.23a.m. Cllr Mrs Cole returned to the meeting.

RESOLVED: That,
a letter dated 4th January 2008, received from the Senior Investigation Officer at Sevenoaks District Council to the owner/Occupier of Appletree Cottage, Church Road, advising that unless a planning application is submitted within 14 days of the date of the letter the District Council must give consideration to the expediency of enforcement action requiring the reduction in height or demolition of the wall, be noted.

b) Site: Oak Lodge, Church Road

At a previous meeting, the Committee had noted a letter received from the Senior Investigation Officer at Sevenoaks District Council, to the owner/occupier of Oak Lodge, Church Road, advising that a new wall and gates at the property required the benefit of planning permission as 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,
a letter dated 4th January 2008, received from the Senior Investigation Officer at Sevenoaks District Council to the owner/Occupier of Oak Lodge, Church Road, advising that unless a planning application is submitted within 14 days of the date of the letter the District Council must give consideration to the expediency of enforcement action requiring the reduction in height or demolition of the wall, be noted.

7. Planning Reform Bill

At its meeting on 5th December 2007, the Committee considered an email received from the Campaign to Protect Rural England, requesting that the Parish Council email 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.

The Committee was requested to consider the response received from Dr Howard Stoate, the local MP.

RECOMMENDED: That,
a copy of the response received from Dr Howard Stoate, the local MP, be sent to the Campaign to Protect Rural England.

8. Date of Next Meeting

Wednesday 13th February 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 10.32a.m.

Signed:
Chairman

Date: