

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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7th February 2008

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Wednesday 13th February 2008 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 30th January 2008. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/08/00108/FUL	Hampton Cottage, Castle Hill (Adjacent to Green Belt)	Erection of garage.
SE/08/00121/FUL	17, Wellfield	Loft conversion with dormer to front and rear.
SE/08/00130/FUL	5, Copseside	Single storey rear extension and demolition of conservatory.

SE/08/00194/FUL	Mimosa, Ash Road (Green Belt)	Erection of single storey rear extension, 2 front dormers and rear flat roof dormer to form first floor.
SE/08/00371/CIR14	Land adj to electrical sub station, Woodland Avenue	To reconductor the existing low voltage overhead line with ABC Conductor.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/07/02071/FUL	Hemesleys Livery Stable, Ash Road	Erection of manager's cottage for use in connection with the existing horse livery business. REFUSED	HPC objects on the grounds that the application contravenes Green Belt policies and that there were no "very special circumstances" to justify the application being granted.
SE/07/03521/OUT	Land adjacent to Arosa, Gresham Avenue	Outline application for one new house. GRANTED	No objection but the Council has concerns regarding the lack of garaging for the new dwelling and the limited parking for the existing bungalow.
SE/07/03618/FUL	Top Spin, Church Road	Single storey extension to rear of garage with glazed roof. GRANTED	No objection.
SE/07/03680/FUL	Dehra Dun, Larks Field	Single storey rear extension. GRANTED	No objection.
SE/07/03704/LDCPR	Marsworth, Church Road	Nine velux windows GRANT OF CERTIFICATE OF LAWFUL PROPOSED USE/DEVELOPMENT	Not consulted.

6. Approval of Details

To note that Sevenoaks District Council has approved the details described below, in accordance with the applications and plans submitted therewith, UNCONDITIONALLY.

a) Ref: SE/07/03762/DETAIL

Site: Squirrels Haunt

Development: Details pursuant to condition 2 (external surfaces) of SE/07/00282/FUL

b) Ref: SE/07/03854/DETAIL

Site: The Laurels, Woodland Avenue

Development: Details pursuant to a partial discharge of condition 2 (drainage) of ref SE/07/02910.

c) Ref: SE/07/03855/DETAIL

Site: The Laurels, Woodland Avenue

Development: Details pursuant to condition 3 (external materials) of ref SE/07/02910.

d) Ref: SE/07/03856/DETAIL

Site: The Laurels, Woodland Avenue

Development: Details pursuant to condition 5 (vehicular access) of ref SE/07/02910.

7. Planning Enforcements

a) Site: St Margarets, Church Road

To receive and note a letter dated 31st January 2008, from the Planning Enforcement Administrator at Sevenoaks District Council to the owner/occupier of St Margarets, Church Road regarding the landscaping scheme.

The Planning Enforcement Administrator has advised that as the property is being occupied, the approved landscaping scheme should now be underway. The owner/occupier has been requested to confirm, in writing that the matter is in hand and being carried out in accordance with condition 10 of planning approval reference SE/03/01672.

The Planning Enforcement Administrator has advised that the site will be checked in a couple of weeks to see how works are progressing.

8. Planning Appeals

a) Appeal Ref: APP/G2245/A/08/2063659/WF

SDC Ref: SE/07/00244/FUL

Site: Old Downs, Castle Hill

Development: Proposed sitting room extension

To note that 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.

b) Appeal Ref: APP/G2245/C/07/2056425

SDC Ref: 310/01/032

Site: Carill, Church Road

Nature: Appeal against the carrying out of building operations namely the erection of a dwelling house not in accordance with planning permission SE/01/02248/FUL

To note that the Planning Inspectorate has decided that the above appeal will be dealt with by means of a Public Inquiry.

The appeal will be heard at The Council Chamber – SDC, Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG, on 1st July 2008 at 10.00a.m.

The Committee is requested to consider whether the Council wishes to make any representation at the Appeal Inquiry.

c) Appeal Ref: APP/G2245/A/07/2056843/NWF

SDC Ref: SE/06/01056/FUL

Site: Carill, Church Road

Nature: Revisions to permitted replacement dwelling and garage previously permitted under SE/01/02248

To note that the Planning Inspectorate has decided that the above appeal will be dealt with by means of a Public Inquiry.

The appeal will be heard at The Council Chamber – SDC, Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG, on 1st July 2008 at 10.00a.m.

The Committee is requested to consider whether the Council wishes to make any representation at the Appeal Inquiry.

d) Appeal Ref: APP/G2245/A/07/2056844/NWF

SDC Ref: SE/06/00571/CONVAR

Site: Carill, Church Road

Nature: Variation of conditions 2 and 7 of permission SE/04/01915/FUL as previously varied under SE/05/00055/CONVAR and SE/05/01717/CONVAR to allow a further period of 6 months until 04.10.06 to comply with requirements for hard and soft landscaping.

To note that the Planning Inspectorate has decided that the above appeal will be dealt with by means of a Public Inquiry.

The appeal will be heard at The Council Chamber – SDC, Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG, on 1st July 2008 at 10.00a.m.

The Committee is requested to consider whether the Council wishes to make any representation at the Appeal Inquiry.

9. Ref: SE/07/02871/FUL

Site: Orchard House, Ash Road

Development: Erection of extension and alterations. Revisions to 05/02031/FUL granted on appeal.

To note that the above application has been treated as withdrawn and accordingly no further action will be taken on it.

10. Dartford's Local Development Framework Core Strategy – Preferred Options & Sustainability Appraisal Documents – Pre Submission Consultation (Regulation 26)

Dartford Borough Council is consulting on the Preferred Options (2) (Regulation 26 Consultation) for the Core Strategy, together with its associated Sustainability Appraisal. The Core Strategy document outlines the spatial vision for future development in Dartford Borough to 2026 together with a strategy for achieving that vision.

The Committee is requested to consider the Core Strategy and Sustainability Appraisal.

All responses to the documents must be received by Thursday 13th March 2008.

In view of the size of the above documents, it has not been possible to circulate them with the agenda.

The documents may be viewed at:

<http://www.dartford.gov.uk/planningpolicy/CoreStrategyPreferredOptions2008Consultation.htm>

Alternatively they may be viewed at the Parish Office.

11. Tree Preservation Orders

Town and Country Planning Act 1990

Town and Country Planning (Trees) Regulations 1999

Sevenoaks District Council Tree Preservation Order No. 2, 2008, located within the garden of Tamarinda, Woodland Avenue, Hartley.

To consider a formal Notice from Sevenoaks District Council, advising that on 28th January 2008, the Council made the above Tree Preservation Order.

The Council have made the Order because of the amenity value and landscape benefits that this tree offers.

The Order took effect on a provisional basis on the 28th January 2008. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever first occurs.

Objections or comments should be received by the District Council, by Monday the 25th February 2008

12. 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 30th January 2008.

Committee membership

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