

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
13TH FEBRUARY 2008 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr C Alford
Cllr Mrs P Cole
Cllr Mr M Harris
Cllr Mr J Minns
Cllr Mr B Ramsay (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/08/00121/FUL, 17, Wellfield and SE/08/00194/FUL, Mimosa, Ash Road.

1. Apologies

Apologies had been received from Cllr Mr L Abraham, Cllr Mr J Gaywood and Cllr Mrs A Oxtoby.

2. Declarations of Interest

Cllr Mr Minns declared a personal and prejudicial interest in minute item 11, in respect of Tree Preservation Order No 2 2008, located within the garden of Tamarinda, Woodland Avenue, as his private residence is at the rear of the property, and withdrew from the meeting during discussion and voting on the item.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 30th 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/08/00108/FUL, Hampton Cottage, Castle Hill. Erection of garage.

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

RESOLVED: That,
no objection be raised to application SE/08/00108/FUL, Hampton Cottage, Castle Hill for the erection of a garage.

(b) SE/08/00121/FUL, 17, Wellfield. Loft conversion with dormer to front and rear.

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

Mr Watson 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/08/00121/FUL, 17, Wellfield for a loft conversion with dormer to front and rear, on the grounds that the proposed development would have a dominating effect and be detrimental to the amenities of neighbouring properties resulting in overshadowing and loss of light.

c) SE/08/00130/FUL, 5, Copseside. Single storey rear extension and demolition of conservatory.

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/08/00130/FUL, 5, Copseside for a single storey rear extension and demolition of conservatory.

d) SE/08/00194/FUL, Mimosa, Ash Road. Erection of single storey rear extension, 2 front dormers and rear flat roof dormer to form first floor.

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/08/00194/FUL, Mimosa, Ash Road for the erection of a single storey rear extension, 2 front dormers and rear flat roof dormer to form first floor, provided that it complies with Green Belt regulations and is subject to the following conditions: 1) that the windows overlooking the property known as 'Goodrington' be obscured glass or alternatively omitted from the application, to prevent them from having a detrimental effect on the amenities of neighbouring properties 2) the trees bordering Chapel Wood, at the far end of the garden, be retained and if necessary, a Tree Preservation Order applied.

e) SE/08/00371/CIR14, Land adjacent to electrical sub station, Woodland Avenue. To reconductor the existing low voltage overhead line with ABC Conductor.

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/08/00371/CIR14, land adjacent to electrical sub station, Woodland Avenue, to reconductor the existing low voltage overhead line with ABC Conductor.

5. Planning Decisions

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

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

a) Ref: SE/07/03762/DETAIL

Site: Squirrels Haunt, Gorsewood Road

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

RESOLVED: That Sevenoaks District Council's unconditional approval of the details described above, in accordance with the application and plans submitted therewith, be noted.

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.

RESOLVED: That
Sevenoaks District Council's unconditional approval of the details described above, in accordance with the application and plans submitted therewith, be noted.

c) Ref: SE/07/03855/DETAIL
Site: The Laurels, Woodland Avenue
Development: Details pursuant to condition 3 (external materials) of ref SE/07/02910.

RESOLVED: That
Sevenoaks District Council's unconditional approval of the details described above, in accordance with the application and plans submitted therewith, be noted.

d) Ref: SE/07/03856/DETAIL
Site: The Laurels, Woodland Avenue
Development: Details pursuant to condition 5 (vehicular access) of ref SE/07/02910.

RESOLVED: That
Sevenoaks District Council's unconditional approval of the details described above, in accordance with the application and plans submitted therewith, be noted.

7. Planning Enforcements

Site: St Margarets, Church Road

The Committee noted that a letter dated 31st January 2008, had been sent 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.

RESOLVED: That,
the letter dated 31st January 2008, from the Planning Enforcement Administrator at Sevenoaks District Council to the owner/occupier of St Margarets, Church Road, be noted.

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

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,
1) 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 2) a copy of the Parish Council's original comments on the application be sent to the Planning Inspectorate.

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.

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

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

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

RESOLVED: That,
1) the details of the above Public Inquiry be noted and 2) a representative/s from the Planning Committee attend 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

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

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

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

RESOLVED: That,
1) the details of the above Public Inquiry be noted and 2) a representative/s from the Planning Committee attend the Appeal Inquiry.

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

SDC Ref: SE/06/00571/FUL

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.

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 Offices, Argyle Road, Sevenoaks, Kent TN13 1HG, on 1st July 2008 at 10.00a.m.

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

RESOLVED: That,
1) the details of the above Public Inquiry be noted and 2) a representative/s from the Planning Committee attend 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.

RESOLVED: That,
a letter received from Sevenoaks District Council, dated 17th January 2008, confirming that the above application has been treated as withdrawn and accordingly no further action will be taken on it, be received and noted.

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 agreed that it wished to comment on Issue 8. "How do we ensure the viability of village settlements whilst preserving the character of these villages and the surrounding Green Belt and countryside?" The Committee noted that the Sustainability Appraisal had identified Option 8.2 as the preferred option for sustainability.

The Committee agreed that its preferred option was Option 8.3.

RESOLVED: That,
the Clerk respond to Issue 8 in the consultation, as follows: Option 8.3 ' *only allow limited development within the village boundaries for all village settlements, so as to protect the character of the villages and surrounding countryside and restrain traffic pressure on the country lanes. Accept that villages in the borough will be largely served by the urban centres to the north, due to their proximity*'

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.

The Committee considered 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.

The Committee noted that objections or comments should be received by the District Council, by Monday the 25th February 2008

RESOLVED: That,
no objection be raised to Tree Preservation Order No 2, 2008, located within the garden of Tamarinda, Woodland Avenue.

12. Date of Next Meeting

Wednesday 27th 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 10.35 a.m.

Signed:
Chairman

Date: