

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
9TH APRIL 2008 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)  
Cllr Mrs P Cole  
Cllr Mr M Harris  
Cllr Mrs A Oxtoby  
Cllr Mr B Ramsay

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/08/00725/FUL, 7, Chantry Avenue, SE/08/00755/FUL, Homewood, Gresham Avenue and SE/08/00828/FUL, 5, Old Downs.

**1. Apologies**

Apologies had been received from Cllr Mr C Alford and Cllr Mr J Gaywood.

**2. Declarations of Interest**

Cllr Mr Ramsay declared a personal interest in minute item 4 (d), in respect of planning application SE/08/00828/FUL, 5, Old Downs, as the owner of a neighbouring property is an acquaintance.

**3. Minutes of the previous meeting**

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 19th March 2008, be approved and signed as a correct record.
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**4. Planning applications**

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.

**a) SE/08/00193/FUL, Springfield, Briars Way. Single storey extension.**

The Chairman reported that the Parish Council had not received the consultation papers for the above application and had therefore not had the opportunity to submit its comments.

The Committee noted that planning permission had now been granted, and expressed its concern that the District Council had not contacted the Parish Council to question its lack of response.

RESOLVED: That,  
1) the Clerk be requested to write to the District Council to express its concern that in the absence of its comments on the above application, the Parish Council was not contacted for its opinion and 2) to ask that a policy be put in place to ensure that should this situation occur in the future, the Clerk be contacted prior to a decision being made, to ascertain the reason for its lack of response.

**(b) SE/08/00725/FUL, 7, Chantry Avenue. Change of use from a double garage, for a domestic use.**

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/08/00725/FUL, 7, Chantry Avenue for change of use from a double garage for a domestic use.

**(c) SE/08/00755/FUL, Homewood, Gresham Avenue. Single storey rear extension.**

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/08/00755/FUL, Homewood, Gresham Avenue for a single storey rear extension.

**(d) SE/08/00828/FUL, 5, Old Downs. Single storey rear extension.**

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/08/00828/FUL, 5, Old Downs for a single storey rear extension.

**(e) SE/08/TEMP/0013, Milestone School, Ash Road. Retention of the current temporary gateway as a permanent emergency exit.**

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/TEMP/0013, Milestone School, Ash Road, for the retention of the current temporary gateway as a permanent emergency exit.

**(f) SE/08/TEMP/0014, Milestone School, Ash Road. Temporary installation of 2 modular classroom buildings, providing 4 classrooms with toilet, hygiene changing and store facilities on the edge of the playing field.**

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/TEMP/0014, Milestone School, Ash Road for the temporary installation of 2 modular classroom buildings, providing 4 classrooms with toilet, hygiene changing & store facilities on the edge of the playing fields, provided that all temporary buildings are removed from the site once the building works are completed.

### 5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/07/03254/FUL	1, Merton Avenue	Erection of single storey rear extension and attached garage and loft conversion with dormer window to rear.  REFUSED	HPC objects on the grounds that the application would result in overdevelopment of the site and be detrimental to the amenities of neighbouring properties.
SE/08/00108/FUL	Hampton Cottage, Castle Hill	Erection of garage.  GRANTED	No objection.
SE/08/00121/FUL	17, Wellfield	Loft conversion with dormer to front and rear.  REFUSED	HPC objects 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.
SE/08/00130/FUL	5, Copseside	Single storey rear extension and demolition of conservatory.  GRANTED	No objection.
SE/08/00193/FUL	Springfield, Briars Way	Single storey extension.  GRANTED	Not consulted. (See planning applications)

### 6. Planning Enforcements

#### a) Site: 1, Merton Avenue

The Committee noted that a letter dated 18th March 2008, had been sent from the Senior Investigation Officer at Sevenoaks District Council to the owner/occupier of 1, Merton Avenue, regarding a skip outside the property.

The Senior Investigation Officer has asked that the owner/occupier contacts her in order to clarify matters.

RESOLVED: That, the letter dated 18th March 2008, from the Senior Investigation Officer at Sevenoaks District Council to the owner/occupier of 1, Merton Avenue, be noted.

**b) Site: Woodcote, Ash Road**

The Committee noted that a letter dated 27th March 2008, had been sent from the Senior Investigation Officer at Sevenoaks District Council to the owner/occupier of Woodcote, Ash Road, regarding new railings/wall to the front of the site.

It has been brought to the Senior Investigation Officer's attention that the wall is not being constructed in accordance with the approved plans. The owner/occupier has therefore been advised that the wall as built should be demolished.

RESOLVED: That, the letter dated 27th March 2008, from the Senior Investigation Officer at Sevenoaks District Council to the owner/occupier of Woodcote, Ash Road, be noted.

**7. Planning Appeals**

**Appeal Ref: APP/G2245/A/08/2066308/WF**

**SDC Ref: SE/07/02670/FUL**

**Site: The Glebe, Church Road**

**Development: Replacement entrance porch**

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.

**8. Proposed Changes to the Planning Application Process**

The Committee considered a letter dated 27th March 2008, received from Kent County Council regarding the proposed changes to the planning application process.

RESOLVED: That, the letter dated 27th March received from Kent County Council regarding the proposed changes to the planning application process, be noted.

**9. Sevenoaks District Strategic Housing Land Availability Assessment – Preliminary Findings Workshop**

The Committee considered a letter dated 28th March 2008 received from Sevenoaks District Council.

RESOLVED: That,  
the letter dated 28th March 2008, received from Sevenoaks District Council regarding the Sevenoaks District Strategic Housing Land Availability Assessment – Preliminary Findings Workshop, be noted.

**10. Kenrise, Church Road**

The Committee considered a complaint received from a resident regarding a wall constructed at the front of the property known as Kenrise, Church Road, adjacent to the highway.

The resident considered that the wall had been constructed too close to the highway.

RESOLVED: That,  
the matter be referred for consideration to Kent Highway Services by inclusion on the next Parish Spreadsheet.

**11. Date of Next Meeting**

Wednesday 23rd April 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 10.20 a.m.

Signed: .....  
Chairman

Date: .....