

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
24TH SEPTEMBER 2008 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mr C Alford
Cllr Mrs P Cole
Cllr Mr J Gaywood
Cllr Mrs A Oxtoby
Cllr Mr B Ramsay

In attendance: Mrs H Gilder (Assistant Clerk)
1 member of the public

1. Apologies

Apologies had been received from Cllr Mr M Harris and Cllr Mr J Minns.

2. Declarations of Interest

Cllr Mr J Gaywood declared a personal interest as he is a member of Sevenoaks District Council's Development Control Committee.

Cllr Mr Gaywood declared a personal interest in minute item 7, in respect of the Sevenoaks District Council – Strategic Land Availability Assessment, as the owner of Sanctuary, one of the sites identified in the document, is an acquaintance.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 10th September 2008,
be approved and signed as a correct record.

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/08/02410/LBCALT, Hartley House, Ash Road. Replacement windows.

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/08/02410/LBCALT, Hartley House, Ash
Road, for replacement windows, provided that it complies with Listed Building
regulations.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/08/01809/FUL	Sohana, Gorsewood Road	Erection of ground floor and first floor side extension and conservatory. GRANTED	No objection.

6. South East Plan Partial Review – Gypsy and Traveller Accommodation

The Committee considered a letter received from Kent County Council regarding the Regional Assembly's public consultation on options for its 10 year target, for the number of pitches that should be provided for Gypsies and Travellers, and for Travelling Show people, in each local authority area.

The Committee noted that the consultation runs until the 21st November.

RESOLVED: That,
Members of the Committee arrange to view the consultation document online, and make individual representations.

7. Sevenoaks District Council – Strategic Housing Land Availability Assessment

The Committee noted that in February 2008, Sevenoaks District Council had commissioned a Strategic Housing Land Availability Assessment which identifies parcels of land around the district for future housing. The Committee considered the sites which had been identified in Hartley, which were:

Kilndown, Gorsewood Road, Sanctuary, Gorsewood Road, Squirrels Haunt, Gorsewood Road, Salts Farm Depot, Fawkham Road, Land adjacent to Downs Valley, land adjacent to Manor Lane and land west of Ash Road.

The Committee agreed that the estimates of dwelling yield for Kilndown, Sanctuary and Squirrels Haunt, were against the Sevenoaks District Local Plan and would result in overdevelopment of each of the sites. In addition to this, the Committee were reminded that in the past, planning applications for the erection of multiple dwellings on each of the sites had been turned down on appeal.

The Committee noted that the site identified at Salts Farm depot, Fawkham Road, was in the Parish of Fawkham and therefore was not relevant to Hartley.

The Committee noted that the sites identified on land adjacent to Downs Valley, land adjacent to Manor Lane and land west of Ash Road were in the Green Belt and therefore any development on the sites would be contrary to the Sevenoaks District Local Plan. In addition to this, a large proportion of the site identified on land west of Ash Road is a public open space, owned by the Parish Council.

RECOMMENDED: That,
a letter be sent to Sevenoaks District Council, rejecting the sites identified in Hartley,
for the reasons stated above.

The Committee noted that an email had been received at the Parish Office from Seal Parish Council, expressing its concerns at the contents of the Strategic Housing Land Availability Assessment (SHLAA). The email invites all Sevenoaks Parish Councils to attend a meeting to discuss the SHLAA and agree a way forward.

RECOMMENDED: That,
the Clerk be requested to contact Seal Parish Council to confirm that Hartley Parish Council supports its concerns and that Members would be willing to attend the proposed meeting.

8. Date of Next Meeting

Wednesday 8th October 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 10.55a.m.

Signed:
Chairman

Date:

