

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
19TH NOVEMBER 2008 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mr C Alford
Cllr Mr J Gaywood
Cllr Mr J Minns
Cllr Mrs A Oxtoby

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/08/02907/FUL, Turn Again House, Ash Road and SE/08/02947/FUL, St Margarets, Church Road.

1. Apologies

Apologies had been received from Cllrs Mrs P Cole, Mr M Harris and Mr B Ramsay.

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.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 5th November 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. Two members of the public expressed a wish to make a representation and this was noted by the Chairman.

a) SE/08/02244/FUL, Top-O-The-Hill, Church Road. Amended plan submitted, drawing number 3238-01. Demolition of existing dwelling. Erection of two detached 4-bed dwellings with integral garages, access and parking space.

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

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

Mr Board informed the Committee that as the owner of a neighbouring property, he had no objection to the amended plan.

RESOLVED: That,
no objection be raised to the amended plan no 3238-01 submitted with regard to application SE/08/02244/FUL, Top-O-The-Hill, Church Road, for the demolition of existing dwelling and the erection of two detached 4-bed dwellings with integral garages, access and parking space.

b) SE/08/02907/FUL, Turn Again House, Ash Road. Change of use to D1 use (day nursery). Improved parking and vehicle access arrangements.

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

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

Mr Muncey spoke against the application.

RESOLVED: That,
an objection be raised to application SE/08/02907/FUL, Turn Again House, Ash Road for change of use to D1 (day nursery) and improved parking and access arrangements, on the following grounds:
1) the proposal would result in inappropriate use of the site, given its location in the Green Belt and its proximity to residential properties.
2) the proposal would result in a significant increase in traffic on an already busy road. In addition to this, the poor sight lines and nearby junctions would result in increased danger to both pedestrians and users of the highway.
3) the Committee considers the proposed parking arrangements to be inadequate, which would have a detrimental effect on the surrounding area.

c) SE/08/02930/FUL, Squirrels Haunt, Gorsewood Road. Single storey rear extension.

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

The Committee noted that the proposed extension was to plot 1, but that the plans for plot 2 differed from those submitted with the approved application SE/08/00282/FUL, in August 2007.

RESOLVED: That,
1) no objection be raised to application SE/08/02930/FUL, Squirrels Haunt, Gorsewood Road for a single storey rear extension to plot 1.
2) the Clerk be requested to contact the District Council to seek clarification on the approved plans for plot 2.

d) SE/08/02942/FUL, Kilndown, Gorsewood Road, revisions to the approved scheme (07/00247/REM) to construct two chalet bungalows.

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/08/02942/FUL, Kilndown, Gorsewood Road, revisions to the approved scheme (07/00247/REM) to construct two chalet bungalows.

e) SE/08/02947/FUL, St. Margarets, Church Road. Construction of detached chalet bungalow on land to front of St. Margarets and alterations to vehicular access.

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

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

Mr Board informed the Committee that he was the owner of a neighbouring property.

RESOLVED: That,
an objection be raised to application SE/08/02947/FUL, St. Matgarets, Church Road for the construction of a detached chalet bungalow on land to the front of St. Margarets and alterations to vehicular access, on the following grounds:
1) the proposal would create an undesirable form of tandem development and 2) the proposal would result in overdevelopment of the site and be out of character with the existing street scene.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/08/01793/FUL	Broom Lodge, Gorse Way	Proposed flank and rear extension to provide garage and extended kitchen and utility areas. GRANTED	No objection but the Council noted that although the addition of a staircase was shown on the plans, no plans had been submitted for an upper floor.

6. Sevenoaks District Council: Strategic housing Land Availability Assessment

a) The Committee considered a letter dated 5th November 2008 received from Alan Dyer, the Planning Policy Manager at Sevenoaks District Council, regarding the Strategic Housing Land Availability Assessment recently commissioned by SDC.

RESOLVED: That,
the letter dated 5th November 2008 received from Alan Dyer the Planning Policy Manager at Sevenoaks District Council, regarding the Strategic Housing Land Availability Assessment recently commissioned by SDC, be noted.

b) The Committee considered an email dated 6th November 2008 received from Alan Dyer, the Planning Policy Manager at Sevenoaks District Council, in response to the Parish Council's letter dated 21st October 2008.

RESOLVED: That the email dated 6th November 2008 received from Alan Dyer, the Planning Policy Manager at Sevenoaks District Council, in response to the Parish Council's letter dated 21st October 2008, be noted.

c) The Chairman gave a brief report on the meeting organised by Seal Parish Council on 6th November 2008.

The Committee noted that the meeting had been well attended and that Alan Dyer, the Planning Policy Manager at Sevenoaks District Council had confirmed that the study had shown that sufficient land is available to meet the District's housing requirement in the draft South East Plan, without having to release Green Belt land.

RESOLVED: That,
the report be noted.

7. Dartford Town Centre Area Action Plan: Site Allocation Representations – Regulation 32 The Town and Country Planning (Local Development) (England) Regulations 2004

The Committee considered a letter dated 6th November 2008 received from Teresa Ryszkowska, the Planning Policy Manager at Dartford Borough Council, inviting the Parish Council to make representations.

The Committee noted that there were no issues that were relevant to Hartley.

RESOLVED: That,
the letter dated 6th November 2008 received from Teresa Ryszkowska, the Planning Policy Manager at Dartford Borough Council, inviting the Parish Council to make representations, be noted.

8. Date of Next Meeting

Wednesday 3rd December 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 11.05 a.m.

Signed:
Chairman

Date:

