

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
3RD DECEMBER 2008 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mr C Alford (Arrived at 10.07)
Cllr Mr J Minns
Cllr Mrs A Oxtoby
Cllr Mr B Ramsay (Arrived at 10.05)

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

Before the start of the meeting, Members of the Committee inspected the application sites 08/3199/WTPO, 7, Downs Valley and SE/08/03206/FUL, 46, Springcroft.

1. Apologies

Apologies had been received from Cllrs Mrs P Cole, Mr J Gaywood and Mr M Harris.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 19th November 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. One member of the public expressed a wish to make a representation and this was noted by the Chairman.

a) SE/08/01193/FUL, 1, Merton Avenue. Erection of single storey rear extension and attached garage and loft conversion with dormer window to rear. *This application was previously sent on 7th May 2008 but was subsequently made invalid.*

The Committee noted that one letter of representation had been received from a member of the public objecting to the application.

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

Mr Ward spoke against the application.

RESOLVED: That, an objection be raised to application SE/08/01193/FUL, 1, Merton Avenue for the erection of a single storey extension and attached garage and loft conversion with dormer window to rear, on the grounds that the proposal would result in overdevelopment of the site and be detrimental to the amenities of neighbouring properties.

b) 08/3199/WTPO, 7, Downs Valley. TPO – reduce 1 Horse Chestnut tree to fence.

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

RESOLVED: That, no objection be raised to application 08/3199/WTPO, 7, Downs Valley, to reduce the overhanging branches of 1 Horse Chestnut tree to the line of the fence, provided that it meets with the approval of the Tree Officer at Sevenoaks District Council.

c) SE/08/03206/FUL, 46, Springcroft (adjacent to Green Belt). Two storey extensions to front and rear.

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/08/03206/FUL, 46, Springcroft for two storey extensions to the front and rear, provided that it complies with Green Belt policies.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/08/02116/FUL	Plots 2 & 3 Southdown, Manor Drive	Construction of new driveway (part alteration) to Plot 2. Construction of new driveway to Plot 3 and repositioning of garage doors/windows. GRANTED (Delegated Decision)	1) HPC objects to the construction of a new driveway (part alteration) to Plot 2, on the grounds that it would involve the removal of several trees, (some of which are covered by a TPO). The Council considers that a more favourable option would be the construction of a driveway not necessitating the removal of trees. 2) HPC has no objection to the construction of a new driveway to plot 3 and repositioning of garage doors/windows, provided that it meets with the approval of the Tree Officer at SDC and that the driveway complies with the new regulations.

SE/08/02521/FUL	Roryl, Gorsewood Road	Loft conversion, incorporating rear dormer and gable build up, front dormer to provide extra bedroom and family en suite bathroom. GRANTED	No objection.
SE/08/02676/LD CPR	Woodsmoor, Gorsewood Road	Garage conversion. REFUSED	Not consulted.
SE/08/02752/FUL	The Garth, Church Road	Erection of first floor front extension. REFUSED	No objection provided that it complies with Green Belt policies, in particular the 50% floor area increase guidelines.

8. Date of Next Meeting

Wednesday 17th 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 10.16 a.m.

Signed:
Chairman

Date:

