

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
7TH JANUARY 2009 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mr M Harris
Cllr Mr B Ramsay

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

Before the start of the meeting, Members of the Committee inspected the application site SE/08/03097/FUL, Hartley Court, Church Road.

1. Apologies

Apologies had been received from Cllrs Mr C Alford, Mrs P Cole, Mr J Gaywood, Mr J Minns and Mrs A Oxtoby.

2. Declarations of Interest

Cllr Mr Ramsay declared a personal interest in minute item 4 (c), in respect of planning application SE/08/03108/FUL, Hartley Country Club, Culvey Close, as he is a member of the Country Club.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 17th December 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/08/03097/FUL, Hartley Court, Church Road. Conversion of existing building to family dwelling.

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.

Mrs Sharp asked a question relating to a similar planning application in Fawkham.

RESOLVED: That,
no objection be raised to application SE/08/03097/FUL, Hartley Court, Church Road, for the conversion of existing building to family dwelling, provided that it complies with Green Belt and Listed Building regulations.

b) SE/08/03098/LBCALT, Hartley Court, Church Road. Conversion of existing building to family dwelling.

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/08/03098/LBCALT, Hartley Court, Church Road, for the conversion of existing building to family dwelling, provided that it complies with Green Belt and Listed Building regulations.

c) SE/08/03108/FUL, Hartley Country Club, Culvey Close. Erection of single storey building under pitched roof, to provide toilet facilities to sports area.

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/08/03108/FUL, Hartley Country Club, Culvey Close, for the erection of a single storey building under pitched roof, to provide toilet facilities to sports area, provided that it complies with Green Belt regulations.

d) SE/08/03297/FUL, Hartley House, Ash Road. Alterations, repair and extension to existing single storey out-building on the land to the rear of Hartley House.

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/08/03297/FUL, Hartley House, Ash Road, for alterations, repair and extension to existing single storey out-building on the land to the rear of Hartley House, provided that 1) it complies with Green Belt regulations, in particular, the 50% floor area increase guidelines and 2) it complies with Listed Building regulations.

e) SE/08/03299/LBCALT, Hartley House, Ash Road. Alterations, repair and extension to existing single storey out-building on the land to the rear of Hartley House.

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/08/03299/LBCALT, Hartley House, Ash Road, for alterations, repair and extension to existing single storey out-building on the land to the rear of Hartley House, provided that 1) it complies with Green Belt regulations, in particular, the 50% floor area increase guidelines and 2) it complies with Listed Building regulations.

f) SE/08/03392/FUL, The Glebe, Church Road. Replacement porch.

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/08/03392/FUL, The Glebe, Church Road, for a replacement porch, provided that it complies with Green Belt regulations.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/08/02244/FUL	Top-O-The-Hill, Church Road	Demolition of existing dwelling. Erection of two detached 4-bed dwellings with integral garages, access and parking space. REFUSED	No objection provided that the proposed driveway complies with the new regulations and that the existing trees and shrubs located on the site, be retained.19/11/08 no objection to amended plan.
SE/08/02872/FUL	17, Wellfield	Loft conversion with dormer to front and rear. GRANTED	No objection.
SE/08/02907/FUL	Turn Again House, Ash Road	Change of use to D1 use (day nursery). Improved parking and vehicle access arrangements. REFUSED	HPC objects 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 Council considers the proposed parking arrangements to be inadequate, which would have a detrimental effect on the surrounding area.

SE/08/02947/OUT	St. Margarets, Church Road	Construction of detached chalet bungalow on land to front of St. Margarets and alterations to vehicular access. REFUSED	HPC objects as 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.
SE/08/02244/FUL	Top-O-The-Hill, Church Road	Demolition of existing dwelling. Erection of two detached 4-bed dwellings with integral garages, access and parking space. REFUSED	No objection provided that the proposed driveway complies with the new regulations and that the existing trees and shrubs located on the site, be retained.19/11/08 no objection to amended plan.

6. Date of Next Meeting

Wednesday 21st January 2009 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 10.17 a.m.

Signed:
Chairman

Date: