

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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29th January 2009

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on Wednesday 4th February 2009 commencing at 10.00a.m. at Hartley Library.

Yours sincerely

Helen Gilder
Assistant Clerk to the Council

Note: Members of the Committee to assemble at Hartley Library at 9.15 a.m. in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

AGENDA

1. Apologies

To receive apologies for absence

2. Declarations of Interest

To receive Members' declarations of interest.

3. Minutes of the previous meeting

To approve as a correct record the minutes of the meeting of the Planning Committee held on 21st January 2009. (Annexed)

4. Planning Applications

To consider the following applications:

| Application no | Site | Description |
|-----------------------|--|--|
| SE/08/03245/CONVAR | Orchard House, Ash Road (GREEN BELT) | To vary condition 11 (external lighting) of SE/08/01430/FUL to allow the development to be implemented prior to the submission of details for external lighting. |
| SE/09/00109/FUL | Turn Again House, Ash Road (GREEN BELT) | Change of use from residential children's home into residential dwelling. |

5. Planning Decisions

To receive and note the following planning decisions.

| Application no | Site | Description and SDC decision | HPC comment |
|-----------------|---------------------------|--|--|
| SE/08/01193/FUL | 1, Merton Avenue | Erection of single storey rear extension and attached garage and loft conversion with dormer window to rear. GRANTED (Committee Decision) | HPC objects on the grounds that the proposal would result in over-development of the site and be detrimental to the amenities of neighbouring properties, resulting in loss of privacy. 03/12/08 HPC objects on the grounds that the proposal would result in overdevelopment of the site and be detrimental to the amenities of neighbouring properties. |
| SE/08/02824/FUL | Orchard House, Manor Lane | Demolition of existing and erection of new house and garage in new location. GRANTED | No objection provided that it complies with Green Belt guidelines and that the existing house and garage are demolished prior to building works commencing. |
| SE/08/03206/FUL | 46, Springcroft | Two storey extensions to front and rear. GRANTED | No objection provided that it complies with Green Belt regulations. |
| SE/08/03240/FUL | 1, Church Road | Erection of a building to be used as A2 offices at ground floor and self-contained apartment at first floor. REFUSED | HPC objects to the application on the following grounds: 1) the Council considers the proposed parking arrangements to be inadequate, which would have a detrimental effect on the surrounding area, 2) the proposed finish on the front elevation would be out of character with adjacent properties and 3) the proposed development would be detrimental to the amenities of neighbouring properties resulting in loss of light. |

6. Sevenoaks District Council Local Development Framework – Householder Extensions SPD

The Householder Extensions SPD provides guidance about how national, regional and local planning policies will be applied in relation to extensions to residential properties in the built up area and within the countryside.

The Committee is requested to consider the Householder Extensions Supplementary Planning Document and to note that the closing date for comments is Thursday 12th March 2009 at 5p.m.

Due to the size of the above document it has not been possible to circulate it with this agenda.

The above document may be viewed at: www.sevenoaks.gov.uk alternatively it may be viewed at the Parish Office.

7. Sevenoaks District Council Local Development Framework – Core Strategy Preferred Options

The Core Strategy Preferred Options is the new draft plan for the development of the District. It sets out the Council's proposals for the scale and general location of future development in the District up to 2026 and how the environment will be protected.

The Committee is requested to consider the LDF Core Strategy Preferred Options and to note that the closing date for comments is Thursday 5th March 2009 at 5p.m.

Due to the size of the above document it has not been possible to circulate it with this agenda.

The above document may be viewed at: www.sevenoaks.gov.uk alternatively it may be viewed at the Parish Office.

8. Date of next meeting

List of circulated documents

In order to reduce the amount of photo copying in respect of the background papers relating to this agenda, only members of the committee have been provided with copies of certain documents. Should any member of the Council require copies of the following documents, please contact the Clerk.

Copies of all documents listed below are available for inspection in the Parish Office

1. Minutes of the meeting held on 21st January 2009.
2. Letter dated 26th January 2009 from SDC.
3. Letter dated 20th January 2009 from SDC.

Committee membership

| | |
|---------------------------|--------------------------|
| Cllr Abraham | Cllr Harris (ex officio) |
| Cllr Alford | Cllr Minns |
| Cllr Mrs Cole | Cllr Mrs Oxtoby |
| Cllr Gaywood (ex officio) | Cllr Ramsay |