

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
4th FEBRUARY 2009 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mrs P Cole (Arrived at 10.10a.m.)
Cllr Mr J Gaywood (Arrived at 10.03a.m.)
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 Cllrs Mr C Alford, Cllr Mr M Harris and Cllr Mr J Minns.

2. Declarations of Interest

Cllr Mrs Oxtoby declared a personal interest in minute item 4 (a), in respect of planning application SE/08/03245/CONVAR, Orchard House, Ash Road, as the owner is an acquaintance.

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 21 st January 2009, 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/08/03245/CONVAR, Orchard House, Ash Road. 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.

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

RESOLVED: That, an objection be raised to application SE/08/03245/CONVAR, Orchard House, Ash Road, 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, on the grounds that the site is located within the Green Belt and insufficient explanation has been given as to why a variation of the condition should be permitted.

b) SE/09/00109/FUL, Turn Again House, Ash Road. Change of use from residential children’s home into residential 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.

Mr Muncey spoke in support of the application.

RESOLVED: That, no objection be raised to application SE/09/00109/FUL, Turn Again House, Ash Road, for change of use from residential children’s home into residential dwelling, 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/08/01193/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 overdevelopment 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.
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6. Sevenoaks District Council Local Development Framework – Householder Extensions SPD

The Committee had been 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.

RESOLVED: That, Members of the Committee make arrangements to view the document either online or at the Parish Office to enable a response to be considered at the next meeting.

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

The Committee had been 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.

RESOLVED: That, Members of the Committee make arrangements to view the document either online or at the Parish Office, to enable a response to be considered at the next meeting.

8. Date of Next Meeting

Wednesday 18th February 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 10.20 a.m.

Signed:
Chairman

Date: