

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
13th May 2009 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mrs P Cole
Cllr Mr J Gaywood (Arrived at 10.03)
Cllr Mr J Minns
Cllr Mr B Ramsay

In attendance: Mrs H Gilder (Assistant Clerk)
Dr Gerald Cramp (Chairman of the Parish Plan Steering Committee)
3 members of the public

Before the start of the meeting, Members of the Committee inspected the application sites SE09/00813/FUL, Joh San, Ash Road and SE/09/00833/FUL, The Pines, Manor Drive.

Apologies

Apologies had been received from Cllr Mr C Alford and Cllr Mrs A Oxtoby.

1. Election of Chairman

RESOLVED: That,
Cllr Mr L Abraham be elected Chairman of the Planning Committee until the Annual meeting of the Council in May 2010.

2. Election of Vice Chairman

RESOLVED: That,
Cllr Mr B Ramsay be elected Vice Chairman of the Planning Committee until the Annual meeting of the Council in May 2010.

3. Declarations of Interest

Cllr Mr J Gaywood declared a personal interest as he is a member of Sevenoaks District Council's Development Control Committee.

Cllr Mr J Minns declared a personal interest in minute item 7 (a), in respect of planning application SE/09/00813/FUL, Joh San, Ash Road, as the owner of one of the neighbouring properties is an acquaintance.

4. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 29th April 2009, be approved and signed as a correct record.

5. Review Terms of Reference

The Committee reviewed its Terms of Reference as approved by the Council at its Annual meeting held on 11th May 2009 and was satisfied that they required no further amendment.

RESOLVED: That,
the Terms of Reference of the Planning Committee as approved by the Council at its Annual meeting held on 11th May 2009 be noted.

RESOLVED: That,
Pursuant to Standing Order 26 (d), the order of business be varied and agenda item 8, Parish Plan, be brought forward.

6. Parish Plan

At the last Parish Council meeting held on 20th April 2009, the Council considered the draft Parish Plan and it was resolved *'that the draft of the Parish Plan be referred to the Council's relevant Committees for comment'*.

The Committee had therefore been requested to consider the pages relevant to the Planning Committee.

The Committee noted that the draft pages annexed to the agenda had since been updated and the Committee was requested to consider the amended pages 6, 7, 8, 9, 24, 25, 30, 31 and 32.

The meeting was adjourned at 10.05 a.m. to allow Dr Gerald Cramp (Chairman of the Parish Plan Steering Committee) the opportunity to answer any questions that the Committee had, regarding the draft pages of the Parish Plan.

The Committee expressed its concern over the use of the word 'referendum' in the second Action Plan on page 7. Dr Cramp agreed that the word be altered to 'survey'.

Dr Cramp agreed that the statement in paragraph two on page 7, should be amended to clarify whether the '73% of the households in the Bramblefield Estate' referred to the percentage of households or the percentage of households that had responded to the survey.

Dr Cramp agreed to provide the Parish Council with a detailed back up document relating to the 'problems' referred to in paragraph two on page 7.

The Committee questioned the mention of 'Section 106' in the second Action Plan on page 9 and Dr Cramp informed Members that the Action Plan would be altered to ensure that the wording was correct and would comply with new legislation.

The Committee had no comments or objections on pages 24, 25, 30 or 31.

The meeting resumed at 10.32 a.m.

RECOMMENDED: That,
the suggested alterations made by the Planning Committee, as set out above, be considered by the full Council at its meeting to be held on Monday 13th July 2009.

7. 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 wish to make a representation and this was noted by the Chairman.

a) SE/09/00813/FUL, Joh San, Ash Road. Erection of a detached two bedroom bungalow in rear garden of dwelling.

The Committee noted that two letters of representation had been received from members 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 Vesey spoke against the application.

RESOLVED: That,
an objection be raised to application SE/09/00813/FUL, Joh San, Ash Road, for the erection of a detached two bedroom bungalow in the rear garden of the dwelling, on the following grounds: 1) The proposal would create an undesirable form of tandem development and would be contrary to policy EN1 of the Sevenoaks District Local Plan. 2) The development would result in overdevelopment of the site and be detrimental to the amenities of neighbouring properties resulting in loss of privacy. 3) The proposed access on to Ash Road would result in increased vehicle movements on an already busy road. 4) The size of the remaining rear garden at Joh San would be inadequate and would not provide sufficient amenity.

b) SE/09/00833/FUL, The Pines, Manor Drive. Single storey side extension. Alterations to remove flat roofs and provide pitched roofs to garage, porch and living room.

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/09/00833/FUL, The Pines, Manor Drive, for a single storey side extension and alterations to remove flat roofs and provide pitched roofs to garage, porch and living room.

c) PAG/DA/09/193, Longfield Academy, Main Road, Longfield. ADDITIONAL INFORMATION/AMENDMENTS: Erection of a new academy, re-provision of outdoor playing pitches, new floodlit 6 court MUGA, 160 parking spaces, drop off zone, landscaping and associated ancillary works.

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

RESOLVED: That,
no objection be raised to amended application PAG/DA/09/193, Longfield Academy, Main Road, Longfield for the erection of a new academy, re-provision of outdoor playing pitches, new floodlit 6 court MUGA, 160 parking spaces, drop off zone, landscaping and associated ancillary works, although the Committee would like to express its disappointment that there appears to be no provision for the Community, in particular the youth, although there is a recognised need for such facilities in the area.

8. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/09/00262/FUL	Squirrels, 8, Tates Orchard	Single storey rear extension to form a sunroom. GRANTED	No objection.

9. Date of Next Meeting

Thursday 28th May 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 10.55 a.m.

Signed:
Chairman

Date:

