

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
8th JULY 2009 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr C Alford
Cllr Mrs P Cole
Cllr Mr J Gaywood
Cllr Mr J Minns
Cllr Mrs A Oxtoby
Cllr Mr B Ramsay (Chairman)

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/09/01169/FUL, 7, Chantry Avenue and SE/09/01179/FUL, 1, Church Road.

1. Apologies

Apologies had been received from Cllr Mr L Abraham.

2. Declarations of Interest

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 17th June 2009, be approved and signed as a correct record.

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. Four members of the public expressed a wish to make a representation and this was noted by the Chairman.

a) SE/09/01169/FUL, 7, Chantry Avenue. Erection of a porch to the front elevation.

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/09/01169/FUL, 7, Chantry Avenue, for the erection of a porch to the front elevation.

b) SE/09/01179/FUL, 1, Church Road. Erection of a building to be used as A2 offices at ground floor and self contained apartment at first floor.

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

Mr Malloy, Mr White, Eileen Smith, and Mr Scott, spoke against the application.

RESOLVED: That,
an objection be raised to application SE/09/01179/FUL, 1, Church Road, for the erection of a building to be used as A2 offices at ground floor and self contained apartment at first floor, on the following grounds: 1) The proposal would result in loss of car parking spaces for the existing premises and result in vehicles being parked on the highway, to the detriment of road safety. The proposal would also add extra requirements for parking. 2) The proposed development would be detrimental to the amenities of neighbouring properties, resulting in loss of light. 3) The existing local shops would be adversely affected by the proposal due to the loss of parking.

c) SE/09/01256/FUL, Mimosa, Ash Road. Construction of a roof to allow for the erection of single storey rear extension including minor amendments – removal of 3 no chimneys and addition of bedroom and bathroom windows.

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/09/01256/FUL, Mimosa, Ash Road, for the construction of a roof to allow for the erection of a single storey rear extension including minor amendments – removal of 3 no chimneys and addition of bedroom and bathroom windows, provided that it complies with Green Belt regulations, in particular the 50% floor increase guidelines.

d) SE/09/01346/CIR14, Black Lion, Ash Road. To re-conductor the existing low voltage overhead lines with Aerial Bundled Conductor.

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/09/01346/CIR14, Black Lion, Ash Road, to re-conductor the existing low voltage overhead lines with Aerial Bundled Conductor.

e) SE/09/01349/CIR14, Hartley Court, Church Road. To re-conductor the existing low voltage overhead lines with Aerial Bundled Conductor.

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/09/01349/CIR14, Hartley Court, Church Road, to re-conductor the existing low voltage overhead lines with Aerial Bundled Conductor.

f) SE/09/0138/FUL, Top-O-The-Hill, Church Road. Demolition of existing dwelling. Erection of two detached 4-bed dwellings with integral garages, access and parking spaces. Revised application incorporating minor amendments following approval of SE/09/00192/FUL.

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/09/01381/FUL, Top-O-The-Hill, Church Road, for the demolition of existing dwelling and erection of two detached 4-bed dwellings with integral garages, access and parking spaces. Revised application incorporating minor amendments following approval of SE/09/00192/FUL.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/09/00620/FUL	Scotgrove, Fairby Lane	Demolition of existing extensions and outbuildings and erection of a single storey side extension. GRANTED	No objection provided that it complies with Green Belt regulations, in particular the 50% floor increase guidelines.
SE/09/00697/LDCPR	Manor Field, Church Road	Construction of a concrete base, 4m wide and 11.5m long. Erection of a cricket practice net on the base. REFUSED	Not consulted.
SE/09/00813/FUL	Joh San, Ash Road	Erection of a detached two bedroom bungalow in rear garden of dwelling. REFUSED	HPC objects 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.

6. Planning Enforcements

Hemesley's Livery Stables, Ash Road

The Committee had been requested to note a letter dated 17th June 2009, from the Senior Investigation Officer at Sevenoaks District Council, referring to the Inspector's decision regarding the above.

The Inspector dismissed the appeal in respect of "erection of building to accommodate office and two bedroom dwelling at ground floor and training room, washroom, store, vet room and wc at first floor". In light of this, the Senior Investigation Officer has asked to receive proposals for the removal of the three unauthorised mobile homes.

RESOLVED: That, the letter dated 17th June 2009, from the Senior Investigation Officer at Sevenoaks District Council, referring to the Inspector's decision regarding Hemesley's Livery Stables, be noted.

7. Site: Milestone School, Ash Road

SDC Ref: SE/09/01028/KCCRG

Development: Erection of single storey classroom block comprising an existing modular building for which time limited planning consent has expired, with an extension for the use of 16+ pupils at Milestone School.

The Committee had been requested to note a letter dated 12th June 2009 from Sevenoaks District Council, to Kent County Council in response to the above planning application.

Sevenoaks District Council commented that "the proposal would be inappropriate development, harmful to the maintenance of the Green Belt and to its openness. No very special circumstances have been put forward which would outweigh the potential harm and over ride PPG2 and SP5 of the South East Regional Plan".

RESOLVED: That, the letter dated 12th June 2009 from Sevenoaks District Council to Kent County Council, in response to the above planning application, be noted.

8. Draft Statement of Licensing Policy for the Gambling Act 2005 – Request for Comments

The Committee had been requested to consider Sevenoaks District Council's Draft Statement of Licensing Policy for The Gambling Act 2005.

The Committee noted that comments should be received by 31st August 2009.

RESOLVED: That, Members of the Committee make arrangements to view the document and inform the Clerk of any comments.

9. The Vine Academy, Sevenoaks

The Committee noted that the Parish Council had been identified as a key stakeholder to be included in the consultation process for The Vine Academy in Sevenoaks.

The Committee had been requested to consider a consultation document providing background information about the Vine Academy.

The Committee noted that the Consultation Questionnaire should be returned by 2nd October 2009.

RESOLVED: That,
Members of the Committee make arrangements to view the document and inform the Clerk of any comments.

10. Partial Review of the Regional Spatial Strategy for the South East – Provision for Gypsies, Travellers and Travelling Showpeople

The Committee had been requested to note a letter dated 8th June 2009, from the Government Office for the South East and to consider the Partial Review of the Regional Spatial Strategy for the South East, on the accommodation needs of Gypsies, Travellers and Travelling Showpeople.

The Committee noted that comments should be received before 5.00p.m. on Tuesday 1st September 2009.

RECOMMENDED: That,
Members of the Committee make arrangements to view the document and inform the Clerk of any comments.

11. Date of Next Meeting

Wednesday 22nd July 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 10.45a.m.

Signed:
Chairman

Date:

Partial Review of the Regional Spatial Strategy for the South East – Provision for Gypsies, Travellers and Travelling Showpeople

After the meeting, Cllr Alford came forward with the following proposal for consideration at the Council Meeting to be held on 13th July 2009.

That the Council supports the overall aims and objectives of the Strategy to settle Gypsies and Other Travellers, but has the following comments:

- 1) It opposes the proposal in the Strategy that further sites for Gypsies and Other Travellers could be sited in the Green Belt or Areas of Outstanding Beauty and in particular believes that this form of positive discrimination, fuels the very public resentment that the Race Relations Legislation seeks to avoid.
- 2) It believes that the positive measures in the Strategy should incorporate a recommendation for new legislation to enable landowners to deal effectively and quickly with the removal of unauthorised sites.

- 3) The Strategy should incorporate a policy for dealing with the growth in numbers of Gypsies and Other Travellers and in particular the possible influx of Gypsies from Europe.
- 4) The Strategy should include the estimated cost of the proposals, in order that its effect on public finances is made clear.

