

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
19<sup>th</sup> AUGUST 2009 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)  
Cllr Mr C Alford  
Cllr Mrs P Cole (*Arrived at 10.02*)  
Cllr Mr J Gaywood  
Cllr Mr J Minns  
Cllr Mrs A Oxtoby

In attendance: Mrs H Gilder (Assistant Clerk)  
Mrs J Hoad (Clerk) (*Arrived at 10.45*)  
18 members of the public

**1. Apologies**

Apologies had been received from Cllr Ramsay.

**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.

Cllr Mrs A Oxtoby declared a personal interest in minute item 8, Hartley Wood – Tree Preservation Order as her private residence is located adjacent to the woodland.

**3. Minutes of the previous meeting**

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 5 <sup>th</sup> August 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. Four members of the public expressed a wish to make a representation and this was noted by the Chairman.

**a) SE/09/01679/OUT, United Reform Church, Ash Road. Demolition of existing redundant and distressed buildings and erection of a block of six, two bedroom flats.**

The Committee noted that two letters of representation, objecting to the application had been received from members of the public.

*The meeting was adjourned at 10.10a.m. to allow members of the public to view the plans.*

*The meeting resumed at 10.15a.m.*

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

Mr Hemming, Mr Brooker and Mrs Stevens, spoke against the application.

Mrs Sharp asked a question relating to the application.

RESOLVED: That,  
an objection be raised to application SE/09/01679/OUT, United Reform Church, Ash Road, for the demolition of existing redundant and distressed buildings and erection of a block of six, two bedroom flats, on the following grounds: 1) The proposal would result in over development of the site, with inadequate parking facilities. 2) The two storey buildings proposed at each end of the development, would be detrimental to the amenities of neighbouring properties resulting in overshadowing and overlooking issues, causing loss of light and privacy. 3) The proposed location of the electronic access gate would create a danger to both pedestrians and users of the highway when vehicles enter/exit the development. Ash Road is an extremely busy road and the proposed location of the gates would necessitate vehicles to block the road/footpath whilst waiting for the gates to open.

## 5. Planning Decisions

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

Application no	Site	Description and SDC/KCC decision	HPC comment
SE/09/01028	Milestone School, Ash Road	Retention of existing single storey modular building and extension to the building for the use of 16+ pupils.  <b>GRANTED</b>	No objection.

## 6. Sevenoaks District Council's Development Control Committee

At the meeting of the District Council held on 21<sup>st</sup> July 2009, approval was given to revised arrangements for Sevenoaks District Council's Development Control Committee.

The Committee had been requested to note the section of the Council's constitution which incorporates these revised arrangements.

RESOLVED: That,  
the section of Sevenoaks District Council's constitution incorporating the revised arrangements for the Development Control Committee, be noted.

## **7. Consultation of proposed amendments to Planning Policy Statement 25: Development and Flood Risk**

The Committee had been requested to consider the consultation of proposed amendments to Planning Policy Statement 25: Development and Flood Risk.

RESOLVED: That,  
The consultation of proposed amendments to Planning Policy Statement 25: Development and Flood Risk, be noted.

## **8. Hartley Wood – Tree Preservation Order**

The Chairman reported that in 2004, the Parish Council had written to the Tree Officer at Sevenoaks District Council requesting that a Tree Preservation Order (TPO) be placed on the remainder of Hartley Wood, not already covered by a TPO.

The Committee noted that no formal response had been received from the Tree Officer, although it is the Council's understanding that he is mindful to reject the request.

The Chairman reported that in view of the time period elapsed since the Parish Council made its initial enquiry, he had contacted the Tree Officer in an attempt to resolve the issue and had been advised that a formal decision would be sent shortly.

The Committee noted that no correspondence had been received from the Tree Officer since and that on 17<sup>th</sup> August 2009, a letter had been sent to the Chief Executive at Sevenoaks District Council, advising him of the situation and requesting a copy of the formal decision.

The Clerk reported that details had been obtained from the District Council's website of the criteria to be met in order to secure a TPO. The Committee agreed that an application should be submitted to the District Council giving full details of the reason for the application.

It was suggested that a plan of Hartley Wood be obtained, in order that the exact area that the TPO should cover, could be agreed.

RESOLVED: That,  
the Clerk be requested to obtain a plan of Hartley Wood from the District Council, to be considered by the Planning Committee at its meeting to be held on 16<sup>th</sup> September, in order that a further course of action may be agreed.

## **9. Date of Next Meeting**

Wednesday 2<sup>nd</sup> September 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 11.00 a.m.

Signed: .....  
Chairman of the Planning Committee

Date: .....