

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

Present: Cllr Mr L Abraham (Chairman)  
Cllr Mrs P Cole  
Cllr Mr J Minns  
Cllr Mrs A Oxtoby  
Cllr Mr B Ramsay

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

Before the start of the meeting, Members of the Committee inspected the application site SE/09/01869/FUL, 6, Round Ash Way.

**1. Apologies**

Apologies had been received from Cllrs Mr C Alford and Mr J Gaywood.

**2. Declarations of Interest**

Cllr Mrs A Oxtoby declared a personal and prejudicial interest in minute item 4 (c), in respect of planning application SE/09/01800/FUL, The Ivy's, Gorsewood Road, as her private residence is located next door but one to the application site and withdrew from the meeting during discussion and voting on the matter.

At this point in the meeting, the Chairman reported that Mrs Sharp, a regular attendee at Planning Committee meetings, was currently unwell. The Chairman and the Committee wished Mrs Sharp a speedy recovery.

**3. Minutes of the previous meeting**

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 2 <sup>nd</sup> September 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/09/01179/FUL, 1, Church Road. AMENDED CONSULTATION: Erection of a building to be used as A2 offices at ground floor and self contained apartment at first floor. Additional parking information received 17/08/09.**

The Committee noted that one letter of representation, objecting to the application, had been received from a member of the public.

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

Mr Wykes and Aileen Smith, spoke against the application.

RESOLVED: That,  
an objection be raised to the amended consultation, including additional parking information received on 17/08/09 regarding 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.

**b) SE/09/01767/FUL, Highfields, Manor Drive. Demolition of existing two storey dwelling house and associated outbuildings and the construction of new two storey dwelling house. (Renewal of Planning Permission Ref: SE/04/01853/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/09/01767/FUL, Highfields, Manor Drive, for the demolition of existing two storey dwelling house and associated outbuildings and the construction of new two storey dwelling house. (Renewal of Planning Permission Ref: SE/04/01853/FUL), provided that it complies with Green Belt regulations, in particular, the 50% floor increase guidelines.

*10.15a.m. Cllr Mrs Oxtoby withdrew from the meeting.*

**c) SE/09/01800/FUL, The Ivys, Gorsewood Road. AMENDED CONSULTATION: Extension into loft and converting garage into double storey extension. – Amended plans received 01/09/09.**

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 & Mrs Ripley, the applicants, spoke in favour of the application.

RESOLVED: That,  
1) No objection be raised to the amended plans received on 01/09/09 for application SE/09/01800/FUL, The Ivys, Gorsewood Road, for new roof lights proposed in the side elevation.  
2) the Committee would like to reiterate its previous comments on application SE/09/01800/FUL, The Ivy's, Gorsewood Road, for an extension into the loft and converting the garage into a double storey extension, inasmuch as it objects to the application on the following grounds: a) The proposed extension appears to be less than 1metre from the boundary which would give the appearance of terracing. b) The upper window on the side of the proposed extension would be intrusive to the privacy of adjacent properties, although this could be overcome by the use of obscure glass to prevent overlooking.

**d) SE/09/01869/FUL, 6, Round Ash Way. Erection of single storey rear extension.**

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/09/01869/FUL, 6, Round Ash Way, for the erection of a single storey rear extension.

**5. Planning Decisions**

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

Application no	Site	Description and SDC decision	HPC comment
SE/09/01381/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.  <b>GRANTED</b>	No objection.

**6. Planning Appeals**

**Site: Woodlands, Ash Road**

**Development: Extension to swimming pool building to form a gymnasium/exercise area.**

**Appeal Ref: APP/G2245/A/09/2111546/WF**

**SDC Ref: SE/09/00421/FUL**

An appeal has been made to the Planning Inspectorate against Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined by the submission of written representations and site inspection by the appointed Inspector.

RESOLVED: That,

1) the above appeal, made to the Planning Inspectorate against Sevenoaks District Council's refusal of planning permission, be noted, and 2) a copy of the Parish Council's original comments on the application be sent to the Planning Inspectorate.

### 7. Date of Next Meeting

Wednesday 30<sup>th</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 10.28 a.m.

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

Date: .....