

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
18th NOVEMBER 2009 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr Mr L Abraham (Chairman)
Cllr Mr J Minns
Cllr Mr B Ramsay

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

Before the start of the meeting, Members of the Committee inspected the application sites SE/09/02113/FUL, 43, Springcroft, SE/09/02358/FUL, 6, Springcroft and SE/09/02416/FUL, 6, Green Way.

1. Apologies

Apologies had been received from Cllr Cllr Mrs P Cole, Cllr Mr J Gaywood and Cllr Mrs A Oxtoby.

2. Declarations of Interest

Cllr Mr L Abraham declared a personal interest in minute item 4 (e), in respect of planning application SE/09/02421/FUL, 27, Cherry Trees, as the applicant is known to him.

Cllr Mr J Minns declared a personal interest in minute item 4 (e), in respect of planning application SE/09/02421/FUL, 27, Cherry Trees, as the applicant is Chairman of the Parish Plan Steering Committee, of which Cllr Minns is a member.

Cllr Mr B Ramsay declared a personal interest in minute item 4 (d), in respect of planning application SE/09/02416/FUL, 6, Green Way, as the resident of 4, Green Way is an acquaintance.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 4 th November 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. One member of the public expressed a wish to make a representation and this was noted by the Chairman.

a) SE/09/02113/FUL, 43, Springcroft. Replacement of existing single storey conservatory with two storey rear extension to incorporate new dormer to flank elevation. Provision of part pitched roof covering to existing two storey flat roofed addition and dormer.

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 Openshaw expressed his concern over the ridge height of the proposed roof.

RESOLVED: That,
no objection be raised to application SE/09/02113/FUL, 43, Springcroft for replacement of existing single storey conservatory with two storey rear extension to incorporate new dormer to flank elevation and provision of part pitched roof covering to existing two storey flat roofed addition and dormer, although the Committee would like to express its concern that the proposed ridge height of the roof may have a detrimental effect on the amenities of neighbouring properties.

b) SE/09/02351/FUL, Tilehurst, Church Road. Loft conversion with insertion of rooflights and erection of chimney.

RESOLVED: That,
consideration of planning application SE/09/02351/FUL, Tilehurst, Church Road, for a loft conversion with insertion of rooflights and erection of chimney, be deferred until the next meeting.

c) SE/09/02358/FUL, 6, Springcroft. Single storey rear extension and loft conversion.

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/09/02358/FUL, 6, Springcroft, for a single storey rear extension and loft conversion.

d) SE/09/02416/FUL, 6, Green Way. Roof extension to facilitate single storey side extension and rooms in roof space with front and rear dormers. Erection of front porch.

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/09/02416/FUL, 6, Green Way, for a roof extension to facilitate a single storey side extension and rooms in roof space with front and rear dormers and the erection of a front porch, although the Committee would like to express its concern that there is no indication of the proposed parking arrangements on the plan and in view of the fact that the garage will be removed, would ask the District Council to ensure that adequate parking facilities will be provided.

e) SE/09/02421/FUL, 27, Cherry Trees. Erection of single storey extension to rear store.

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/09/02421/FUL, 27, Cherry Trees, for the erection of a single storey extension to rear store.

f) 09/02411/WTPO, 43, Downs Valley. Remove 1 Beech tree. TPO.

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

RESOLVED: That,
no objection be raised to application 09/02411/WTPO, 43, Downs Valley, to remove 1 Beech tree.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/09/00980/FUL	Hartley Country Club, Culvey Close	The provision of two additional cricket practice nets and the upgrading and extension of the existing two nets. GRANTED	No objection.
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. Additional parking information received 17/08/09. REFUSED	HPC objects 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. 2) The proposed development would be detrimental to the amenities of neighbouring properties resulting in loss of light and 3) the existing local shops would be adversely affected by the proposal, due to loss of parking.

SE/09/01869/FUL	6, Round Ash Way	Erection of single storey rear extension. GRANTED	No objection.
SE/09/01879/FUL	Calfont, Ash Road	Erection of a single storey rear extension, minor alterations to existing roof. GRANTED	No objection.
SE/09/01879/FUL	Roryl, Gorsewood Road	Demolition of existing conservatory. Construction of single storey rear extension. GRANTED	No objection.
SE/09/02093/FUL	30, Wellfield	Two storey flank extension: rear conservatory: Detached single storey garage/games room/workshop. Front driveway and dropped kerb and crossover. GRANTED	No objection although the Council wishes to express its concern regarding the siting of the proposed dropped kerb, opposite the entrance/exit to Bramblefield Close.
SE/09/02112/FUL	Woodvale, Gorsewood Road	Erection of 2 bay oak framed garage. REFUSED	HPC objects on the grounds that the proposal would result in over development of the site and would conflict with policy EN1 of the Sevenoaks District Local Plan.

6. Tree Preservation Order

The Committee considered the notification of a Tree Preservation Order on six trees situated on land at Perivale, Church Road, Ashleigh, Church Road and 2 Dickens Close. It was reported that the Order took effect on 30th October 2009 and would continue in force for a further 6 months or until the Order is confirmed by Sevenoaks District Council, whichever first occurs. Hartley Parish Council had been invited to comment on the Order.

RESOLVED: That,
no objection be raised in respect of the Tree Preservation Order on six trees on land at Perival, Church Road, Ashleigh, Church Road and 2 Dickens Close.

7. Date of Next Meeting

Wednesday 2nd December 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 10.16 a.m.

Signed:
Chairman of the Planning Committee

Date: