

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
3rd FEBRUARY 2010 AT 10.00 a.m. AT HARTLEY LIBRARY, ASH ROAD**

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

In attendance: Mrs J Hoad (Clerk)
1 member of the public

Before the start of the meeting Members of the Committee inspected the application sites SE/09/02962/FUL, Kilrymont, Gorse Way and SE/10/00040/FUL, 21 Old Downs.

1. Apologies

Apologies had been received from Cllr Mr C Alford.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 20th January 2010 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. No members of the public expressed a wish to make a representation and this was noted by the Chairman.

a) SE/09/02962/FUL, Kilrymont, Gorse Way – Erection of single storey front and side 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/09/02962/FUL, Kilrymont, Gorse Way for the erection of single storey front and side extension. Sevenoaks District Council be advised of a mature Oak tree located in the front garden and be asked to ensure the tree is retained and adequately protected.

b) SE/09/02975/FUL, Windyridge, Ash Road. Amended consultation for the demolition of existing detached garage, significant alteration to existing roof, erection of two storey side/rear extension, front dormer and two replacement rear dormers. New vehicle access and crossover.

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

RESOLVED: That, Hartley Parish Council has no further comment to make in respect of the amended consultation of planning application SE/09/02975/FUL at Windyridge, Ash Road and reiterates comments made in respect of the planning application at a meeting of the Planning Committee held on 20th January 2010, as contained in the minutes of the meeting on page 2, item 4(b).

c) SE/10/00040/FUL, 21 Old Downs. Two storey side extension, single storey front extension and alteration to driveway.

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

RESOLVED: That, no objection be raised in respect of planning application SE/10/00040/FUL, 21 Old Downs for a two storey side extension, single storey front extension and alteration to driveway.

d) SE/10/00080/FUL, Kilndown, Gorsewood Road. Demolition of existing house, erection of two chalet bungalows. Revisions to SE/09/00638/FUL.

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

RESOLVED: That, no objection be raised in respect of planning application SE/10/00080/FUL, Kilndown, Gorsewood Road for the demolition of existing house, erection of two chalet bungalows. (Revisions to SE/09/00638/FUL).

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/09/0238/LDCPR	The Laurels, Manor Drive	Erection of an orangery/conservatory to the rear of the property. GRANTED	Not consulted as LDCPR.
SE/09/02730/FUL	Church of St Francis De Sales,	Infill extension to the rear to provide an adequate sacristy	No objection.

	Church Road	and confessional room. Upgrade of toilets and servery bar. GRANTED	
SE/09/02759/FUL	11A Downs Valley	Demolition of existing garage, erection of two storey front extension. Erection of first floor rear extension over existing kitchen. GRANTED	No objection.
SE/09/02813/FUL	Prospect Lodge & Ingledew, Gorse Way	Roof windows to both properties. GRANTED	No objection.

6. Planning Appeals

Appeal Ref: APP/G2245/A/09/2108764/WF

SDC Ref: SE/08/02883/FUL

Site: 3, Fairby Grange Cottages

Development: Retention of lych-gate to the front of the property. Construction of link extension to existing garage.

The Committee was advised of a split decision in respect of the appeal against Sevenoaks District Council's decision to refuse planning permission on SE/08/02883/FUL at 3 Fairby Grange Cottages for the retention of lychgate to the front of the property and construction of link extension to existing garage. The Planning Inspector's report had concluded the retention of the lych gate should be allowed, whilst the construction of the link extension to the existing garage should be dismissed.

RESOLVED: That,
the split Appeal decision in respect of planning application SE/08/02883/FUL at 3 Fairby Grange Cottages for the retention of lych-gate to the front of the property and construction of link extension to existing garage be received and noted.

7. Sevenoaks District Housing Strategy 2010 – 2013

At the meeting of the Planning Committee held on 20th January 2010 it was resolved that consideration of the Sevenoaks District Housing Strategy 2010 – 2013 be deferred to the next meeting of the Planning Committee.

The Committee was advised that Sevenoaks District Council was reviewing its strategic housing function and developing a new housing strategy which would set out its housing related plans for the next 3 years.

Cllr Gaywood requested that it be recorded in the minutes of the meeting that he voted against the recommended response to question 3 of the Housing Strategy 2010 – member and town/parish council consultation.

RECOMMENDED: That,
the following responses be made by Hartley Parish Council in respect of the Housing Strategy 2010 – member and town/parish council consultation:

Q 3 What type/size/tenure of housing is needed in your parish/town/ward and for whom?

Two bed houses for down-sizing and starter homes.

Q 4 Are there any particular affordability issues in your parish/town/ward and how does this affect lower income and newly formed households, including younger people?

The value of the majority of houses are too high for young people to start on the housing ladder.

Q 9 Studies have shown that the majority of older people wish to remain independent in their own homes for as long as possible. How can we help achieve this and are there any particular issues in your parish/town/ward?

Better social services and support to move to smaller residences to live independently.

8. Gravesham Core Strategy and Development Management Policies Development Plan Document (DPD)

The Committee was advised that Hartley Parish Council had been invited to comment on the Gravesham Core Strategy and Development Management Policies Development Plan Document. The consultation period runs from 28th January 2010 to 11th March 2010.

RESOLVED: That,
the invitation to comment on the Gravesham Core Strategy and Development Management Policies Development Plan Document be noted and that matter be deferred pending receipt of a CD containing a copy of the main document along with copies of the key studies, baseline reports and technical papers.

9. Date of Next Meeting

Wednesday 17th February 2010 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 10.25 a.m.

Signed:
Chairman of the Planning Committee

Date: