

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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11th February 2010

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on **Wednesday 17th February 2010 commencing at 10.00a.m. at Hartley Library.**

Yours sincerely

Helen Gilder
Assistant Clerk to the Council

Note: Members of the Committee to assemble at Hartley Library at 9.15a.m. in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

AGENDA

1. Apologies

To receive apologies for absence

2. Declarations of Interest

To receive Members' declarations of interest.

3. Minutes of the previous meeting

To approve as a correct record the minutes of the meeting of the Planning Committee held on 3rd February 2010. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/09/02798/CONVAR	Scotgrove, Fairby Lane (GREEN BELT)	Variation of condition 4 and 5 of SE/09/00620/FUL (Condition 4 "No extension or alterations shall be carried out to the dwelling or extension hereby approved other than the addition of velux windows in the roof as shown in drawing 10B hereby approved, despite the provisions of any development order". Condition 5 "No openings other than the velux windows shown on drawing 10B hereby approved shall be

		installed in the roof of the dwelling or extension hereby approved, despite the provisions of any development order”).
SE/10/00115/FUL	The Laurels, Manor Drive (GREEN BELT)	The formation of a totally subterranean basement to the rear of approved orangery.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
SE/09/01261/FUL	3, Carmelite Way	Erection of family room on ground floor and bedroom extension on first floor flank elevation. GRANTED (Delegated Decision)	HPC objects on the grounds that the flank wall of the proposed extension would be located less than 1 metre from the boundary. 06/01/10 HPC objects on the following grounds: 1) The flank wall of the proposed extension would be located less than 1 metre from the boundary, which would result in visual terracing, contrary to Policy H6B, appendix 4 (A4.3 (5) of the Sevenoaks District Local Plan. 2) The proposed extension would be detrimental to the amenities of neighbouring properties, resulting in loss of light. 3) The Committee is concerned that there would be insufficient parking facilities.
SE/09/01679/OUT	United Reform Church Hall, Ash Road	Demolition of existing redundant and distressed buildings and erection of a block of six, two bedroom flats. REFUSED	HPC objects 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.

SE/09/02534/FUL	All Saints Church, Church Road	Amendments to planning permission ref: SE/04/01521/FUL in respect of additional toilet accommodation in extension and provision of car parking space on Church Road. 2 no. WC cubicles will be formed instead of one as in the approved scheme and the existing small area of hard standing in front of the Lych Gate will be increased in area to provide off road parking space for 4 or 5 cars. REFUSED	No objection provided that it complies with Green Belt regulations.
SE/09/02670/LDCEX	2, Church Road	A certificate of lawful use is required for the existing uses of the premises which are: Ground floor: Retail shop (Off Licence) Class A1. Upper floor: Residential accommodation. REFUSED	No objection.
SE/09/02686/FUL	Ingledew, Gorse Way	Erection of single storey timber framed and clad pitch roof pavilion/games room to rear of garden. GRANTED (Delegated Decision)	HPC objects on the following grounds: 1) The proposal would result in over development of the site and 2) would be out of character with neighbouring properties.

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

To consider a letter dated 25th January 2010 received from The Principal Planning Officer at Gravesham Borough Council regarding its Core Strategy and Development Management Policies Development Plan Document (DPD). (Annexed).

The consultation period runs from 28th January to 11th March 2010.

The document may be viewed at www.gravesham.gov.uk/ldf or alternatively at the Parish Office.

7. Sevenoaks District Council Local Development Framework Consultations

a) Core Strategy Draft for Submission

To consider the Core Strategy Draft for Submission.

The Consultation period runs from 11th February 2010 – 25th March 2010.

b) The Allocations Development Plan Document DPD – Options Consultation

To consider the Allocations Development Plan Document DPD.

The consultation period runs from 11th February 2010 – 25th March 2010

Due to the size of the above documents it has not been possible to circulate them with this agenda.

The above documents may be viewed at: www.sevenoaks.gov.uk/ldfconsultations alternatively they may be viewed at the Parish Office.

8. Parish Comments on Planning Applications

To review the current arrangements for responding to Planning Application consultations received from Sevenoaks District Council. (Annexed – Guidance from SDC)

9. Date of next meeting

List of circulated documents

In order to reduce the amount of photo copying in respect of the background papers relating to this agenda, only members of the committee have been provided with copies of certain documents. Should any member of the Council require copies of the following documents, please contact the Clerk.

Copies of all documents listed below are available for inspection in the Parish Office

1. Minutes of the meeting held on 3rd February 2010
2. Letter dated 25th January 2010 received from the Principal Planning Officer at Gravesham Borough Council
3. Guidance on planning application responses received from SDC 24/09/2007

Committee membership

Cllr Abraham	Cllr Minns
Cllr Alford	Cllr Mrs Oxtoby (ex officio)
Cllr Mrs Cole	Cllr Ramsay
Cllr Gaywood (ex officio)	