

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
31st MARCH 2010 AT 10.00 a.m. AT HARTLEY LIBRARY, ASH ROAD**

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

In attendance: Mrs H Gilder (Assistant Clerk)
1 member of the public

Before the start of the meeting Members of the Committee inspected the application site SE/10/00492/FUL, The Croft, Woodland Avenue.

1. Apologies

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

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 17th March 2010 be approved and signed by the Chairman 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/10/00475/FUL, 3, Fairby Grange Cottages, Ash Road. AMENDED CONSULTATION – INFORMATION ONLY: Amended proposal wording – Erection of a single storey extension to connect the house with the garage and provide utility and cloakroom facilities.

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

RESOLVED: That,
the amended proposal wording relating to application SE/10/00475/FUL, 3, Fairby Grange Cottages, Ash Road, for the erection of a single storey extension to connect the house with the garage and provide utility and cloakroom facilities, be noted.

b) SE/10/00492/FUL, The Croft, Woodland Avenue. Erection of first floor side extension.

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

RESOLVED: That, an objection be raised to application SE/10/00492/FUL, The Croft, Woodland Avenue, erection of first floor side extension, on the grounds that the proposed extension would be located less than 1 metre from the boundary, which would result in visual terracing, contrary to policy H6 b, appendix 4 (A4.3 (5)) of the Sevenoaks District Local Plan.

c) SE/10/00693/WTPO, Prospect Lodge, Gorse Way. Reduce 5 trees by 50% TPO.

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

RESOLVED: That, in light of the lack of information submitted with the application i.e no report from the Tree Officer at the District Council and an incorrect site plan, an objection be raised to application SE/10/00693/WTPO, Prospect Lodge, Gorse Way, to reduce 5 trees by 50%. TPO, on the grounds that reducing the 5 trees in isolation, would have a detrimental impact on the street scene.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/09/02779/FUL	Hemesleys Livery Stables, Gorse Way	Erection of Managers dwelling for use in connection with existing horse livery business. GRANTED (Committee Decision)	HPC objects on the grounds that it contravenes Green Belt policies.
SE/09/02798/CO NVAR	Scotgrove, Fairby Lane	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	HPC objects to the application on the grounds that the application would appear to contravene Green Belt regulations, in particular the 50% floor increase guideline.

		<p>drawing 10B hereby approved shall be installed in the roof of the dwelling or extension hereby approved despite the provisions of any development order".)</p> <p>GRANTED (Delegated Decision)</p>	
SE/09/02952/FUL	Stone Lea, Gorse Way	<p>Erection of a two storey front extension with dormer window.</p> <p>GRANTED</p>	<p>No objection but the Council would like to point out to the District Council that there is currently only one vehicular crossing on the site, not two as indicated on drawing no 1334/30.</p>
SE/09/02975/FUL	Windyridge, Ash Road	<p>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.</p> <p>REFUSED (Delegated Decision)</p>	<p>No objection although the Council has concerns that the proposed new vehicle access and crossover would be located closer to the busy junction with Church Road and directly opposite the vehicle access of another property.</p>
SE/10/00040/FUL	21, Old Downs	<p>Two storey side extension, single storey front extension and alteration to driveway.</p> <p>GRANTED</p>	<p>No objection.</p>
SE/10/00080/FUL	Kilndown, Gorsewood Road	<p>Demolition of existing house, erection of two chalet bungalows. Revisions to SE/09/00638/FUL.</p> <p>GRANTED</p>	<p>No objection.</p>

6. SDC Ref: SE/09/02962/FUL

Site: Kilrymont, Gorse Way

Development: Erection of single storey front and side extension

The Committee had been requested to receive and note a letter dated 11th March 2010, received from Sevenoaks District Council, advising the Parish Council that the above application has been treated as withdrawn and accordingly no further action will be taken on it.

RESOLVED: That, the letter dated 11th March 2010, received from Sevenoaks District Council, informing the Parish Council that application SE/09/02962/FUL, Kilrymont, Gorse Way, for the erection of a single storey front and side extension, has been treated as withdrawn and accordingly no further action will be taken on it, be received and noted.

7. Planning Appeals

Appeal Ref: APP/G2245/D/10/2124202

SDC Ref: SE/09/02113/FUL

Site: 43, Springcroft

Development: 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 had been requested to note that 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 on the basis of written representations.

RESOLVED: That, the above appeal, made to the Planning Inspectorate against Sevenoaks District Council's refusal of planning permission for the development described, be noted.

8. TPO & Conservation Area Pruning Consultations

The Committee had been requested to note a letter dated 16th March 2010, received from the Arboricultural & Landscape Officer at Sevenoaks District Council, regarding the consultation process for tree pruning proposals.

RESOLVED: That, the letter dated 16th March 2010, received from the Arboricultural & Landscape Officer at Sevenoaks District Council, regarding the consultation process for tree pruning proposals, be noted.

9. Date of Next Meeting

Wednesday 14th April 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 10.17 a.m.

Signed:
Chairman of the Planning Committee

Date: