

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
8TH SEPTEMBER 2010 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr L Abraham (Chairman)
Cllr C Alford
Cllr Mrs P Cole
Cllr J Minns
Cllr Mrs A Oxtoby
Cllr 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 sites SE/10/01879/FUL, All Saints Church, Church Road, SE/10/02047/FUL, Orchard House, Manor Lane and SE/10/02208/FUL, Chelsham, Church Road.

1. Apologies

Apologies had been received from Cllr J Gaywood.

2. Declarations of Interest

Cllr Mr L Abraham declared a personal interest in minute item 4 (a), in respect of planning application SE/10/01879/FUL, All Saints Church, Church Road, as he had been involved in pre-planning discussions with the applicant.

Cllr Mr C Alford declared a personal interest in minute item 4 (b), in respect of planning application SE/10/02047/FUL, Orchard House, Manor Lane, as the owner is an acquaintance.

Cllr Mrs P Cole declared a personal interest in minute item 4 (a), in respect of planning application SE/10/01879/FUL, All Saints Church, Church Road, as she is a member of the church.

Cllr Mr J Minns declared a personal interest in minute item 4 (b), in respect of planning application SE/10/02047/FUL, Orchard House, Manor Lane, as the architect is an acquaintance.

Cllr Mr B Ramsay declared a personal interest in minute item 4 (a), in respect of planning application SE/10/01879/FUL, All Saints Church, Church Road, as he had been involved in pre-planning discussions with the applicant.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 11th August 2010, be approved and signed by the Chairman as a correct record.

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.

4. Planning applications

(a) SE/10/01879/FUL, All Saints Church, Church Road. Erection of west end extension comprising of meeting room, WC's, beverage preparation and storage and disabled access in to the church. (Amendment to previous permission SE/04/01521/FUL).

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

RESOLVED: That,
no objection be raised in respect of application SE/10/01879/FUL, All Saints Church, Church Road, for the erection of west end extension comprising of meeting room, WC's, beverage preparation and storage and disabled access in to the church (amendment to previous permission SE/04/01521/FUL).

(b) SE/10/02047/FUL, Orchard House, Manor Lane. Demolition of existing house and garage and erection of new two storey house and detached garage and store (amendment to previously approved SE/08/02824/FUL).

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

RESOLVED: That,
no objection be raised in respect of application SE/10/02047/FUL, Orchard House, Manor Lane, for the demolition of existing house and garage and erection of new two storey house and detached garage and store (amendment to previously approved SE/08/02824/FUL).

(c) SE/10/02208/FUL, Chelsham, Church Road. Demolition of existing dwelling and erection of two detached chalet dwellings with detached garages, alterations to existing vehicular access and creation of new vehicular access.

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

RESOLVED: That,
an objection be raised in respect of application SE/10/02208/FUL, Chelsham, Church Road, for the demolition of existing dwelling and erection of two detached chalet dwellings with detached garages, alterations to existing vehicular access and creation of new vehicular access, on the following grounds: **Dwelling A** – 1) The size and bulk of Dwelling A would be detrimental to the street scene due to its location in front of the building line, adjacent to the road. **Dwelling B** - 1) the proposed garage in the front garden of dwelling B, would be detrimental to the street scene, located in front of the building line, 2) The proposal would result in an unacceptable increase in hard standing and loss of green space. 3) The proposal would result in poor sight lines on the vehicular access to dwelling B, causing a danger to both pedestrians and users of the highway. There are no pedestrian splays shown on the plans.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/10/01590/FUL	Scotgrove, Fairby Lane	Demolition of existing extension, conservatory and outbuildings. Addition of new roof with rooms in the roof and dormer windows to front and rear. REFUSED	No objection provided it complies with Green Belt policies.
SE/10/01829/FUL	The Old Downs Residential Care Home, Castle Hill	Garden room extension. GRANTED	No objection provided it complies with Green Belt policies.
SE/10/01840/CO NVAR	Top-O-The-Hill, Church Road	Application to remove condition no 11 of planning permission SE/09/01381/FUL relating to code level 3 (sustainable homes). GRANTED	No comment due to insufficient information provided with the application.

6. Sevenoaks District Council – Planning Procedure – One Year On

The Chairman gave a report on the meeting that he attended at Sevenoaks District Council on 26th August 2010, regarding the changes to the planning processes implemented in July 2009.

The Chairman informed the Committee that a number of issues had been raised, most of which were in the process of being addressed by the District Council.

Cllr Alford left the meeting at 10.49

7. Date of Next Meeting

Wednesday 22nd September 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 10.51 a.m.

Signed:
Chairman of the Planning Committee

Date: