

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs J Hoad
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27th October 2010

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held on **Wednesday 3rd November 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 20th October 2010. (Annexed)

4. Planning Applications

To consider the following applications:

Application no	Site	Description
SE/10/02812/LD CEX	11, Banckside (Adjacent to Green Belt)	Retention of Orangery extension at the rear of dwelling.
SE/10/02822/FUL	Quinta, Woodland Avenue	Erection of single storey rear extension, front extension, porch, change of fenestration.
SE/10/02854/FUL	Haley Bank, Church Road (Green Belt)	Demolition of existing garage/store. Erection of replacement garage/store.

5. Planning Decisions

To receive and note the following planning decisions.

Application no	Site	Description and SDC decision	HPC comment
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). GRANTED	No objection.
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. REFUSED	HPC objects 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.

SE/10/02319/FUL	Windyridge, Ash Road	Demolition of existing garage. Alteration of existing roof. Erection of two storey side/rear extensions with front dormer and two replacement rear dormers and including new integral garage. New vehicle access and crossover. GRANTED	No objection provided that the proposed ridge height is the same as the existing. The Council does however have a number of concerns regarding the proposed development. 1) The proposed new vehicle access and crossover will be located closer to the busy junction with Church Road and directly opposite the vehicle access of another property. 2) The increased size of the property and therefore the possibility of a greater number of occupants could result in increased vehicle movements on to a busy road.
SE/10/02439/FUL	Woodlands, Ash Road	Alterations to the swimming pool roof, including conversion of hipped ends into gables and the erection of a dormer window on the North elevation. REFUSED	HPC objects to the application on the grounds that the proposal does not comply with Green Belt regulations and does not appear to have addressed the issues raised by the Planning Inspector under Appeal Ref: APP/G2245/A/09/211156.

6. Kent County Council – Proposed Changes to Planning Application Validation Process

To consider a letter dated 18th October 2010, received from Kent County Council. (Annexed)

Comments should be submitted by 13th December 2010.

Due to the size of the consultation document it has not been possible to circulate it with this agenda.

The proposed revised validations documents may be viewed at:

http://www.kent.gov.uk/environment_and_planning/planning_in_kent/planning_applic

[ations/validation_of_applications.aspx](#) Alternatively they may be viewed at the Parish Office.

7. 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 20th October 2010
2. Letter dated 18th October 2010 received from Kent County Council

Committee membership

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