

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
3<sup>rd</sup> NOVEMBER 2010 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr L Abraham (Chairman)  
Cllr J Gaywood  
Cllr J Minns  
Cllr Mrs A Oxtoby

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/10/02812/LDCEX, 11, Banckside, SE/10/02822/FUL, Quinta, Woodland Avenue and SE/10/02854/FUL, Haley Bank, Church Road.

**1. Apologies**

Apologies had been received from Cllr C Alford, Cllr Mrs P Cole and Cllr B Ramsay.

**2. Declarations of Interest**

Cllr Mr J Gaywood declared a personal interest as he is a member of Sevenoaks District Council's Development Control Committee.

**3. Minutes of the previous meeting**

RESOLVED: That,  
the minutes of the meeting of the Planning Committee held on 20<sup>th</sup> October 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 and this was noted by the Chairman.

**4. Planning applications**

**(a) SE/10/02812/LDCEX, 11, Banckside. Retention of Orangery extension at the rear of dwelling.**

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/10/02812/LDCEX, 11, Banckside, for the retention of orangery extension at the rear of dwelling.

**(b) SE/10/02822/FUL, Quinta, Woodland Avenue. Erection of single storey rear extension, front extension, porch, change of fenestration.**

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/10/02822/FUL, Quinta, Woodland Avenue, for the erection of a single storey rear extension, front extension, porch, change of fenestration.

**(c) SE/10/02854/FUL, Haley Bank, Church Road. Demolition of existing garage/store. Erection of replacement garage/store.**

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/10/02854/FUL, Haley Bank, Church Road, for the demolition of existing garage/store and erection of replacement garage/store, provided that it complies with Green Belt regulations.

**5. Planning Decisions**

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

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 to the church. (Amendment to previous permission SE/04/01521/FUL).  <b>GRANTED</b>	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.  <b>REFUSED</b>	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.  <b>GRANTED</b>	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.  <b>REFUSED</b>	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

The Committee considered a letter dated 18<sup>th</sup> October 2010, received from Kent County Council, consulting the Council on proposed changes to the planning application validation process.

RESOLVED: That,  
the letter dated 18<sup>th</sup> October 2010, received from Kent County Council, be noted.

**7. Date of Next Meeting**

Wednesday 17<sup>th</sup> November 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 10.15 a.m.

Signed: .....  
Chairman of the Planning Committee

Date: .....