

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
1st DECEMBER 2010 AT 10.00a.m. AT HARTLEY LIBRARY, ASH ROAD**

Present: Cllr L Abraham (Chairman)
Cllr Mrs A Oxtoby
Cllr B Ramsay

In attendance: Mrs H Gilder (Assistant Clerk)
6 members of the public

1. Apologies

Apologies had been received from Cllr C Alford, Cllr Mrs P Cole, Cllr J Gaywood and Cllr J Minns.

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 November 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. Three members of the public expressed a wish to make a representation and this was noted by the Chairman.

4. Planning applications

(a) SE/10/03163/FUL, Kingsclere, Larks Field. Erection of single storey rear extension, provision of a new disabled access and internal alterations.

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/10/03163/FUL, Kingsclere, Larks Field, for the erection of single storey rear extension, provision of a new disabled access and internal alterations.

(b) SE/10/03238/LDCEX, Parsonage Orchard Nursery, Church Road. Retention of existing nursery for growing plants and works associated with a traditional nursery.

The Committee noted that two letters of representation had been received by Hartley Parish Council from members of the public.

At the Chairman's invitation, members of the public were invited to express their views on the application.

Mr Williams expressed his concerns about the application.

Mr Claridge expressed his concerns about the application.

RESOLVED: That,

no objection be raised in respect of application SE/10/03238/LDCEX, retention of existing nursery for growing plants and works associated with a traditional nursery, provided that it complies with Green Belt regulations and is subject to the following conditions: 1) The nursery must be a wholesale nursery, as before, not retail, in order to avoid additional traffic and congestion. 2) Operation of a skip business is prohibited. 3) Multiple waste skips must not be stored on site and 4) Waste skip lorries must not be parked on or near the site. In addition to this, the Parish Council would like the District Council to note comments received from neighbours of the site, that it has been in a state of abandonment for a number of years and has not been run as a commercial business during this time.

(c) SE/10/03259/FUL, 17, Chantry Avenue, Demolition of existing garage and erection of a two storey front, side and rear extension including a garage,

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

At the Chairman's invitation, members of the public were invited to express their views on the application.

Mr Inns spoke against the application.

RESOLVED: That,

an objection be raised in respect of application SE/10/03259/FUL, 17, Chantry Avenue, demolition of existing garage and erection of a two storey front, side and rear extension including a garage on the grounds that the proposed development would result in over development of the site and would be detrimental to the amenities of neighbouring properties resulting in overshadowing and loss of light. In addition to this, the proposed parking arrangements appear to be inadequate.

(d) 10/03252/KCCRG3, Milestone School, Ash Road. Vertical multispan green house; double lidget pent roof garage.

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 10/03252/KCCRG3, Milestone School, Ash Road, vertical multispan green house; double lidget pent roof garage.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
SE/10/01686/FUL	Joh San, Ash Road	Erection of a detached two bedroom bungalow in rear garden of dwelling. REFUSED	HPC objects on the following grounds: 1) The proposal would create an undesirable form of tandem development & would be contrary to Policy EN1 of the Sevenoaks District Local Plan. 2) The proposal would result in overdevelopment of the site and be detrimental to the amenities of neighbouring properties resulting in loss of privacy. 3) The proposed access on to Ash Road would result in increased vehicle movements on a dangerous junction & busy road. 4) The size of the remaining rear garden at Joh San would be inadequate and would not provide sufficient amenity.
SE/10/02039/FUL	Meopham Cricket Club, Manor Road, Longfield Hill	Place two steel containers each of 6.10mt x 2.438mt on the existing base of the old cricket pavilion, adjacent to the two containers already there, within the footprint of the old pavilion. The containers to be connected to mains electricity, drainage and water. Container 1 used for changing and shower facility. Container 2 for catering storage. REFUSED (Delegated Decision)	No objection.

SE/10/02471/FUL	32, Billings Hill Shaw	Erection of single storey extension to side. GRANTED (Delegated Decision)	Hartley Parish Council objects to the application on the grounds that the wall of 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.
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6. Tree Preservation

The Committee had been requested to note a leaflet received from Sevenoaks District Council, providing general guidance on questions commonly asked about Tree Preservation.

RESOLVED: That,
the leaflet received from Sevenoaks District Council, providing general guidance on questions commonly asked about Tree Preservation, be noted

7. Date of Next Meeting

Wednesday 15th December 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 10.40 a.m.

Signed:
Chairman of the Planning Committee

Date: