

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 22nd FEBRUARY 2023 AT 10:00 a.m.

Present:

Cllr L Abraham
Cllr C Alford
Cllr J Colwell
Cllr A Oxtoby
Cllr B Ramsay
Cllr I Ross
Cllr V Sewell

In attendance:

Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

There were no apologies for absence.

2. Declarations of Interest

Cllr Colwell declared an interest as he was related to the owner of Gavarnie, Ash Road.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 8th February 2023, be approved and signed by the Chairman as a correct record.

4. Planning Applications

a) 23/00226/HOUSE 11, Old Downs. Demolition of existing conservatory. Front dormer extension and garage conversion. Alterations to fenestration. Landscaping.

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

RESOLVED: That,
no objection be submitted in respect of application 23/00226/HOUSE 11, Old Downs Demolition of existing conservatory. Front dormer extension and garage conversion. Alterations to fenestration. Landscaping.

b) 23/00241/MMA 20A & 20B, Old Downs Amendment to 20/01078/MMA.

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

RESOLVED: That,

no objection be submitted in respect of application 23/00241/MMA 20A & 20B, Old Downs. Amendment to 20/01078/MMA.

a) 22/02930/FUL Sancta Maria, Manor Drive. Extend and subdivide existing dwelling into two separate dwellings and erection of 1 dwelling to the rear, with associated landscaping.

To note that a preliminary ecological appraisal has been provided. The site plan and landscaping plan have been amended to include an additional parking space.

(Any comments made on the original application will be considered when the decision is made. Any additional comments will also be considered).

The Committee noted that three additional letters of representation had been received from members of the public.

RESOLVED: That,
no additional comments be submitted in relation to 22/02930/FUL Sancta Maria, Manor Drive. Extend and subdivide existing dwelling into two separate dwellings and erection of 1 dwelling to the rear, with associated landscaping..

5. Members had been requested to receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
22/03224/FUL	Chestnuts, Quakers Close	Erection of 2 bed detached dwelling house with associated parking, amenity and landscaping to the East of Chestnuts. Refused	An objection be raised. The site is considered too small for the proposal and as such would result in an unduly cramped and unneighbourly form of development.
22/03453/HOUSE	Gavarnie, Ash Road	Ground and first floor extensions to rear and side, incorporating existing garage. Roof alterations. Granted	No objection
22/02998/HOUSE	31, Springcroft	Loft conversion to habitable space with new front/rear dormers. Single storey rear extension. Granted	No objection

Application no	Site	Description and SDC decision	HPC comment
22/01785/FUL	Garages at Cheyne Walk, Bramblefield Close	Demolition of existing garage block, erection of a three storey apartment block and reconfiguration of surplus garages to create a new bin and cycle store. Granted	An objection be raised in respect of application 22/01785/FULThe Parish Council has concerns about the impact of the proposal on the ancient woodland. It also has concerns about the loss of light to habitable rooms in the adjacent block which would be seriously detrimental to the amenities presently enjoyed by the neighbours. There appears to be a shortfall in the number of parking spaces as 6 garages are to be decommissioned and there are only 8 spaces shown on the plans(4265/p003), despite the Planning statement stating that “a total of 9 vehicle parking spaces, including one visitor parking space”. The Parish Council would also prefer to see the bin stores sited externally rather than internally due to potential fire risk.

6 Sevenoaks District Council Local Plan

There was no update since the last meeting.

7. Planning Enforcement Updates

A verbal update was given on the enforcement cases currently being considered by Sevenoaks District Council Enforcement Team.

8. Date of the next meeting

Wednesday 8th March commencing at 10:00 a.m.

Site inspections will commence at 09:45 a.m. or earlier, depending on the number of visits required.

The meeting closed at 10:10 a.m.

Signed:

Date:

Chairman of the Planning Committee.