

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

Present:

Cllr L Abraham

Cllr C Alford

Cllr A Oxtoby

Cllr B Ramsay

In attendance:

Cllr L Driscoll, Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

Apologies for absence were received from Cllr Ross due to illness and Cllr Colwell and Cllr Sewell due to work commitments.

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 8th March 2023, be approved and signed by the Chairman as a correct record.

4. Planning Applications

a) 23/00476/HOUSE The Poplars, Church Road. Infill between existing roof pitches creating additional habitable space. Single storey extension. Dormer windows. Balustrading. Replacement of steps. Alterations to fenestration. Skylights.

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

RESOLVED: That,

an objection be submitted in respect of application 23/00476/HOUSE The Poplars, Church Road. Infill between existing roof pitches creating additional habitable space. Single storey extension. Dormer windows. Balustrading. Replacement of steps. Alterations to fenestration. Skylights. It is considered that this proposal along with the cumulative impact of existing extensions to the original dwelling would detrimentally harm the openness to the Green Belt due to the increase in scale, bulk and mass to the original dwelling.

b) 23/00463/FUL South View Lodge, Church Road. Outbuilding for ancillary domestic storage purposes.

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

RESOLVED: That,

an objection be submitted in respect of application 23/00463/FUL South View Lodge, Church Road. Outbuilding for ancillary domestic storage purposes. This proposal is viewed as a new development within the Green Belt due to its proximity to the property. It is not considered ancillary to the property and therefore harmful to the character of the Green Belt and to its openness.

c) 23/00424/HOUSE Spindles, Gorsewood Road. Garage conversion into a habitable room and extension of the same with mezzanine and roof lights. Porch extension with new pitched roof and glass curtain wall to front. New open garage with flat roof supported on a wall/pillars, green roof on top. Alterations to access, new fencing and landscaping works.

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

RESOLVED: That,

an objection be submitted in respect of application 23/00424/HOUSE Spindles, Gorsewood Road. Garage conversion into a habitable room and extension of the same with mezzanine and roof lights. Porch extension with new pitched roof and glass curtain wall to front. New open garage with flat roof supported on a wall/pillars, green roof on top. Alterations to access, new fencing and landscaping works. The proposed development, due to its siting, scale and significant forward projection from the main body of the house towards the highway, would result in an unduly prominent, obtrusive and alien form of development which would seriously detract from the visual amenities of the street scene to the detriment of the character and appearance of the area. The Parish Council also has concerns that the building work could potentially damage the trees in the adjoining Gorse Wood.

d) 23/00554/HOUSE 8, Billings Hill Shaw. Proposed single storey side and rear extensions with rooflights following the demolition of existing detached garage, with associated landscaping. Infill front extension.

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 23/00554/HOUSE 8, Billings Hill Shaw. Proposed single storey side and rear extensions with rooflights following the demolition of existing detached garage, with associated landscaping. Infill front extension

5. Planning Decisions:

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
22/03411/HOUSE	Alba, Ash Road	First floor side extension, loft conversion with dormer roof, Juliet balcony and roof lights. Ground floor single storey rear extension at the rear, conversion of the garage to a habitable living area and a new build porch. Alterations to fenestration. Granted	Objection – HPC considers that the siting of the additional windows in the proposed extension would seriously detract from the amenities presently enjoyed by the occupiers of the neighbouring residential property.

6. Planning Enforcement Updates

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

7. Date of the next meeting

Wednesday 5th April 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 10:20 a.m.

Signed:

Date:

Chairman of the Planning Committee.