

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 5<sup>th</sup> APRIL 2023 AT 10:00 a.m.

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Present:

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

In attendance:

2 Members of the public, Mrs J Tyrrell (*Assistant Clerk*).

*Before the start of the meeting, members of the Committee inspected the application sites 23/00743/HOUSE Bay Lodge, Ash Road, 23/00624/OUT Land North of Langley, Ash Road and 23/00496/HOUSE Woodside, 14, Fairby Lane.*

### 1. Apologies

There were no apologies for absence.

### 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 22 <sup>nd</sup> March 2023, be approved and signed by the Chairman as a correct record.
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Pursuant to Standing Order 3 (e) the Chairman of the Planning Committee invited members of the public present at the meeting who wished to make representations, answer questions or give evidence in respect of any item of business included on the agenda to express an interest. Both members of the public expressed an interest in making representations, answering questions or giving evidence for property Bay Lodge, Ash Road.

### 4. Planning Applications

RESOLVED That, Pursuant to Standing Order 5 (a) (vi), the order of business be altered so that agenda item 4 (c), planning application 23/00743/HOUSE Bay Lodge, be brought forward.
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#### **c) 23/00743/HOUSE Bay Lodge, Ash Road. Proposed side and rear extension. First floor side and rear extension. Erection of garage. External alterations.**

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 23/00743/HOUSE Bay Lodge, Ash Road. Proposed side and rear extension. First floor side and rear extension. Erection of garage. External alterations provided it complies with Green Belt Regulations.

*10:10 The Members of the Public left the meeting.*

**a) 23/00670/HOUSE Luxor, Manor Lane. Erection of detached garage, entrance gates and alterations to driveway.**

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 23/00670/HOUSE Luxor, Manor Lane. Erection of detached garage, entrance gates and alterations to driveway. The proposed development is considered an obtrusive 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.

**b) 23/00674/HOUSE Timothy House, Ash Road. Demolish existing conservatory and replace it with a single storey 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 23/00674/HOUSE Timothy House, Ash Road. Demolish existing conservatory and replace it with a single storey extension.

**d) 23/00624/OUT Land North of Langley, Ash Road. Outline application for erection of 4 detached self-build/custom build houses with amenity land, car parking and ancillary works with all matters reserved.**

The Committee noted that one letter of support had been received from members of the public.

RESOLVED: That,  
an objection be submitted in respect of application 23/00624/OUT Land North of Langley, Ash Road. Outline application for erection of 4 detached self-build/custom build houses with amenity land, car parking and ancillary works with all matters reserved. The proposal, because of its size and design and prominence in the street scene would represent an unsympathetic, obtrusive and unneighbourly form of development which would seriously detract from the amenities of the street scene and be harmful to the openness and character of the Green Belt.  
There are also concerns regarding the suitability of the land as the site used to house diesel tanks.

**e) 23/00496/HOUSE Woodside, 14, Fairby Lane. Two storey front and side extension, garage conversion and loft conversion.**

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 23/00496/HOUSE Woodside, 14, Fairby Lane. Two storey front and side extension, garage conversion and loft conversion. It is considered 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. Also, there doesn't appear to be the recommended minimum of 1 metre gap from the proposed extension and the adjoining boundary.

**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.  <b>Granted</b>	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 19<sup>th</sup> 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 10:40 a.m.

Signed: .....

Date: .....

Chairman of the Planning Committee.