

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 17th MAY 2023 AT 10:00 a.m.

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Present:

Cllr L Abraham  
Cllr L Driscoll  
Cllr A Oxtoby  
Cllr B Ramsay  
Cllr I Ross  
Cllr V Sewell

In attendance:

Mrs J Tyrrell (*Assistant Clerk*).

*Before the start of the meeting, members of the Committee inspected the application sites 23/01189/HOUSE Srinagar, Woodland Avenue & 23/01211/HOUSE Woodside, Gorsewood Road.*

### 1. Election of Chairman of the Planning Committee

RESOLVED: That,

Cllr Mr L Abraham be elected the Chairman of the Planning Committee until the Annual Meeting of the Council in May 2024.

### 2. Election of Vice Chairman of the Planning Committee

RESOLVED: That,

Cllr Mr I Ross be elected Vice Chairman of the Planning Committee until the Annual Meeting of the Council in May 2024.

### 3. Apologies

There were no apologies for absence.

### 4. Declarations of Interest

There were no declarations of interest.

### 5. Minutes of the previous meeting

RESOLVED: That,

the minutes of the meeting of the Planning Committee held on 3<sup>rd</sup> May 2023, be approved and signed by the Chairman as a correct record.

### 6. Terms of Reference & Guidelines on procedure at meetings of the Planning Committee.

The Committee reviewed its Terms of Reference as approved by the Council on 10<sup>th</sup> May 2023 and was satisfied that they met the needs of Committee.

RESOLVED: That,

the Terms of Reference of the Planning Committee, as approved by the Council on 10<sup>th</sup> May 2023, be noted.

The Committee reviewed the Guidelines on procedure at meetings of the Planning Committee as approved by the Council on 10<sup>th</sup> May 2023.

RESOLVED: That,

the Guidelines on procedure at meetings of the Planning Committee, as approved by the Council on 10<sup>th</sup> May 2023, be noted.

## 7. Planning Applications

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

**Amended consultation – The siting of the proposed garage has now been amended and accordingly, the proposed site plan and block plan have been updated.**

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

RESOLVED: That,

No additional comments be submitted in respect of application 23/00670/HOUSE Luxor, Manor Lane. Erection of detached garage, entrance gates and alterations to driveway.

**b) 23/01189/HOUSE Srinagar, Woodland Avenue. Single storey extension to rear, extension to existing garage with alterations to fenestration. Loft conversion with dormer. Enlarging roof space with dormer. New porch, rooflights and alterations to fenestration. Removal of chimney.**

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 23/01189/HOUSE Srinagar, Woodland Avenue. Single storey extension to rear, extension to existing garage with alterations to fenestration. Loft conversion with dormer. Enlarging roof space with dormer. New porch, rooflights and alterations to fenestration. Removal of chimney.

**c) 23/01211/HOUSE Woodside, Gorsewood Road. Single storey front, rear and side extension. Existing first floor roof accommodation extended to form front and rear gables. Windows. Additional velux windows. Alterations to fenestration. Alterations to roof. Rooflights.**

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 23/01211/HOUSE Woodside, Gorsewood Road. Single storey front, rear and side extension. Existing first floor roof accommodation extended to form front and rear gables. Windows. Additional velux windows. Alterations to fenestration. Alterations to roof. Rooflights.

**d) 23/01232/HOUSE 20, Old Downs. First floor side extension. Alterations to roof.**

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 23/01232/HOUSE 20, Old Downs. First floor side extension. Alterations to roof. .

### 8. Planning Decisions:

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
23/00241/MMA	20A and 20B Old Downs	Amendment to 20/01078/MMA  <b>GRANTED</b>	No objection.
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.  <b>REFUSED</b>	Objection - 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.
23/00463/FUL	South View Lodge, Church Road	Outbuilding for ancillary domestic storage purposes.  <b>REFUSED</b>	Objection - This proposal is viewed as a new development within the Green Belt due to its

Application no	Site	Description and SDC decision	HPC comment
			distance from the property. It is not considered ancillary to the property and therefore harmful to the character of the Green Belt and to its openness.
23/00496/HOUSE	Woodside, 14, Fairby Lane	Two storey front and side extension, garage conversion and loft conversion.  <b>GRANTED (Delegated Decision)</b>	Hartley Parish Council objects to this application. 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.
23/00674/HOUSE	Timothy House, Ash Road	Demolish existing conservatory and replace it with a single storey extension to the rear of the property.  <b>Granted</b>	No objection.

### 9. Date of the next meeting

Wednesday 31<sup>st</sup> May 2023 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 10:25 a.m.

Signed: .....

Date: .....

Chairman of the Planning Committee.