

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 21st AUGUST 2024 AT 10:00 a.m.

Present:

Cllr L Abraham (*Chairman*)
Cllr J Colwell
Cllr L Driscoll
Cllr B Ramsay
Cllr I Ross
Cllr V Sewell

In attendance:

Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

Apologies for absence were received from Cllr Anne Oxtoby for family reasons.

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 7th August 2024 be approved and signed by the Chairman as a correct record.

4. Planning applications

a) 24/01931/HOUSE South Place, Castle Hill. Single storey, flat roofed, rear extension with roof lights and rendered walls.

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

RESOLVED: That,
No objection be raised in respect of 24/01931/HOUSE South Place, Castle Hill. Single storey, flat roofed, rear extension with roof lights and rendered walls, provided that it complies with Green Belt Regulations.

b) 24/01524/PIPET Theicot, Castle Hill Application for the demolition of part of the existing building and erection of two detached three bedroom houses. Application linked to 24/00571/PIP

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

RESOLVED: That,

An objection be raised in respect of application 24/01524/PIPDET Thelcot, Castle Hill Application for the demolition of part of the existing building and erection of two detached three bedroom houses. Application linked to 24/00571/PIP.

The Parish Council objects to this proposed application as it believes that the proposal would have undue prominence within the street scene and would be harmful to the semi-rural character of the locality. The application is considered over development of the site and the Parish Council has grave concerns with the access and proposed parking provision and as such requests that Kent Highways are consulted at all stages of the process.

c) 24/01995/LDCPR Scotgrove, Fairby Lane. Proposed detached single storey pool building with swimming pool and plant room.

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

RESOLVED: That,

No objection be raised in respect of 24/01995/LDCPR Scotgrove, Fairby Lane. Proposed detached single storey pool building with swimming pool and plant room, provided that it complies with Green Belt Regulations.

5. Planning Decisions

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
24/01403/HOUSE.	St Margaret's (Stanage), Larks Field	Proposed rear extension with rooflight and flue, porch extension and loft conversion with front and rear dormers, internal alterations, removal of chimney stack and new garage/workshop in rear garden. Granted	The Parish Council has concerns on the impact of fumes from the flue on neighbouring properties. It also has concerns that the workshop/garage may be used for business use.

Application no	Site	Description and SDC decision	HPC comment
24/01548/CONVAR	Nos 4,5 & 6 St George's Square, Bramblefield Close	<p>Variation of condition 3 (approved plans) and 5 (privacy screen) of application reference 22/01833/FUL (Remodelling and extension of 6 St Georges Square to include a two storey extension, create additional 2-bed apartment and to convert the existing apartment into two bedroom unit. Alterations to roof and fenestration as well as addition of a secondary window to No. 4 and 5 St Georges Square) with amendment to extend and relocate balcony, with alterations to fenestration and additional privacy screen.</p> <p>Refused</p>	No objection
24/01556/FUL	22, Cavendish Square	<p>Conjoined two storey extension to reconfigure the existing one bedroom apartments to two bedrooms (per unit).</p> <p>Granted</p>	No objection
24/01441/HOUSE	Thames View Farm, Church Road	<p>Increase height of existing front boundary wall pillars to 1.8m in height and infill with open metal railings to 1.6m in height and provision of 1.6m high open metal entrance gate and surfacing of parking area with permeable macadam.</p> <p>Granted.</p>	Objection - The Parish Council considers the proposal to be excessive in height and inappropriate development in the Green Belt, harmful to its openness and permanence

6. Planning Enforcement Updates

A verbal update was given on the Planning Enforcement cases that the Parish Council had reported.

7. Proposed Reforms to the National Planning Policy Framework and other changes to the Planning System.

Members were advised that the government, this week, announced plans to overhaul the planning system and increase housebuilding. Its plans include updating the National Planning Policy Framework (NPPF) to bring back mandatory housing targets. There is an 8 week consultation on the new Framework.

Members were given details of how to respond to the consultation and the deadline of 24 September 2024.

8. Date of the next meeting

Wednesday 4th September, 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 10:28 a.m.

Signed:

Date:

Chairman of the Planning Committee.