

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD
IN HARTLEY LIBRARY ON 6th JULY 2022 AT 11:45 a.m.**

Present: Cllr L Abraham
Cllr C Alford
Cllr J Colwell
Cllr B Ramsay
Cllr V Sewell

In attendance: Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

Apologies for absence had been received from Cllr Oxtoby and Cllr Ross.

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 nd June 2022, be approved and signed by the Chairman as a correct record.
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4. Planning Applications

- a) **21/03807/HOUSE The Chase, Gorsewood Road. Proposed two storey front and rear extensions, new garage, internal alterations and front boundary wall and gate alterations, alterations to fenestration. Removal of hedge.**

Amended Consultation

A bat emergence survey has been provided at the Ecology Officer's request.

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

RESOLVED: That, No additional comments be submitted for 21/03807/HOUSE The Chase, Gorsewood Road. Proposed two storey front and rear extensions, new garage, internal alterations and front boundary wall and gate alterations, alterations to fenestration. Removal of hedge.

- b) **22/01550/MMA Salts Farm Depot, Fawkham Road, Fawkham.**

Amendment to 20/00882/OUT for the erection of 26 dwellings with some matters reserved (allowed at Appeal APP/G/2245/W/20/3260956) with revised ecological management plan and strategy.

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

RESOLVED: That,
An additional comment be submitted enforcing the importance of retaining the 15m buffer to the ancient woodland for application 22/01550/MMA Salts Farm Depot, Fawkham Road, Fawkham. Amendment to 20/00882/OUT for the erection of 26 dwellings with some matters reserved (allowed at Appeal APP/G/2245/W/20/3260956) with revised ecological management plan and strategy.

c) 22/01625/HOUSE Patches, Gorsewood Road. Erection of a single storey rear extension.

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 22/01625/HOUSE Patches, Gorsewood Road. Erection of a single storey rear extension. .

d) 22/01635/HOUSE Alba, Ash Road. Side and rear extension, partial two storey.

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

RESOLVED: That,
An objection be raised in respect of 22/01635/HOUSE Alba, Ash Road. Side and rear extension, partial two storey. It is considered that the siting of the windows in the proposed extension would seriously detract from the amenities presently enjoyed by the occupiers of the neighbouring residential property. An alternative option would be the addition of a Condition enforcing the use of obscured glass in any overlooking windows.

e) 22/01509/FUL *Amended Consultation*

Highlands, Ash Road

***GREEN BELT* Erection of a single storey dwelling. Demolition of existing outbuildings.**

Amendment - To note that the correct address should be Land West of Highlands, Ash Road.

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

RESOLVED: That,
 no additional comments be made in respect of Land West of Highlands, Ash Road.

5. Planning decisions

RESOLVED: That, the following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
22/00793/HOUSE	44, Wellfield	Part single, part two storey rear and side extension Refused	HPC objects on the grounds that 1) the proposal would result in overdevelopment of the site and be detrimental to the amenities of neighbouring properties, in particular with regard to privacy and light and 2) the proposed development would have a detrimental effect on the character and appearance of the existing building and the surrounding area.

6. Planning Enforcement Updates

A verbal report was given on the cases that had been reported to Planning Enforcement.

7. Date of the next meeting

Wednesday 20th July 2022 commencing at 10:00 a.m. Site inspections will commence at 09:30 a.m. or earlier, depending on the number of visits required.

The meeting closed at 12:10 p.m

Signed:

Date:

Chairman of the Planning Committee