

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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4th January 2023

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 11th JANUARY 2023** commencing at **10:00 a.m** in **Hartley Library**.
Note: Members of the Committee to assemble at Hartley Library at **09:30 a.m.** in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

Yours sincerely

Jane Tyrrell

Assistant Clerk to the Council

Please note that the proceedings of this meeting may be recorded, in line with regulations set out in the Openness of Local Government Bodies Regulations 2014.

Background papers for the agenda items can be obtained from the Parish Office. Alternatively background papers may be emailed upon written request.

AGENDA

1. Apologies

To receive apologies for absence.

2. Declarations of Interest

To receive Members' declarations of interest which have not already been entered in the Members' register of interests or notified to the Monitoring Officer.

3. Minutes of the previous meeting

To approve as a correct record the minutes of the meeting of the Planning Committee held on 7th December 2022.

Pursuant to Standing Order 3 (e) the Chairman will invite members of the public to express an interest should they wish to make representations, answer questions or give evidence in respect of any item of business included in the agenda.

4. Planning Applications

To consider the following applications:

Application no	Site	Description
22/03244/FUL	Chestnuts, Quakers Close	Erection of 2 bed detached dwelling house with associated parking, amenity and landscaping to the East of Chestnuts.
22/03319/HOUSE	The Willows, Church Road **GREEN BELT**	Two storey rear extension with balcony. Alterations to existing dormer, proposed new front dormer, alterations to fenestration.
22/03446/HOUSE	Timberlea, Church Road **GREEN BELT**	Demolition of existing flank garage and erection of two storey rear extension together with two storey flank extension and internal alterations. Roof alterations with chimneys removed. Front porch.
22/03424/REM	Salts Farm, Fawkham Road. **GREEN BELT**	Reserved matters: appearance, landscaping, layout, scale pursuant to conditions 1, 10, 16, 17, 19, 21, 22, 23, 24 and 25 of 22/01550/MMA related to 20/00882/OUT - Outline planning application for the erection of 26 dwellings with some matters reserved.
22/03453/HOUSE	Gavarnie, Ash Road	Ground and first floor extensions to rear and side, incorporating existing garage. Roof alterations.
22/01785/FUL	Garages at Cheyne Walk, Bramblefield Close. *AMENDED CONSULTATION*	Demolition of existing garage block, erection of a three storey apartment block and reconfiguration of surplus garages to create a new bin and cycle store. The applicant has provided additional information on ecology and vibration impacts, and a long section drawing. No change to proposed development. <i>All comments already submitted will be considered.</i>

5. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
22/02792/HOUSE	9 Ash Road	Single storey side extension Granted	No objection

Application no	Site	Description and SDC decision	HPC comment
22/02684/HOUSE	Clifton, 2A Green Way	Erection of boundary wall and railings and garage. Granted	Objection - Concerns that due to the proposed height of the wall (1.85m) and the lack of a visibility splay, that electric gates at this location will cause a safety issue close to the junction of Green Way and Ash Road.
22/02905/HOUSE	Marsworth, Church Road	Single storey rear/side extension Granted	No objection
22/02380/FUL	Rose Cottage Farm, Church Road	Demolition of existing dwelling and erection of a new dwelling, formation of new driveway and new vehicle access and associated landscaping. Withdrawn	No objection provided it complies with Green Belt Regulations.
22/01509/FUL	Land West of Highlands, Ash Road	Erection of a single storey dwelling. Demolition of existing outbuildings. Amended roof plan and additional gate elevation Granted	No objection
22/02605/HOUSE	43, Springcroft, Hartley	Ground and first floor rear extension. Granted.	No objection

6. Planning Appeals

Site: Greenacre, Castle Hill.

Development: Proposed part two storey, part single storey rear extension with roof light. Alterations to fenestration.

To note that an appeal has been made to the Secretary of State against the condition(s) imposed by Sevenoaks District Council on the original planning decision.

As there is no statutory requirement to publicise this application, this is for information purposes only.

7. Tree Preservation Order

Application for consent to cut down, prune or uproot trees covered by a Tree Preservation Order.

Site: 10, Old Downs, Hartley

Ref: 22/03493/WTPO

Development: Works to 1 Lime Tree

To note that this application has been received by Sevenoaks District Council to carry out operations described above.

As there is no statutory requirement to publicise this application, this is for information purposes only.

8. Sevenoaks District Council Local Plan

Cllr Alford had given a brief report at the Council meeting on 19th December. Responses to the Sevenoaks District Local Plan 2040 should be submitted by 11:59pm on Wednesday 11th January 2023.

The report from the Planning Consultant, engaged by the Parish Council, had been received and circulated. Delegated authority had been given to the Chairman, Vice-Chairman, Cllr Ian Ross and Mark Heeley from the Neighbourhood Steering Group to prepare a draft response for consideration by the Planning Committee.

Delegated authority was given to the Planning Committee to respond to the Sevenoaks District Local Plan 2040 on behalf of the Parish Council.

9. Date of the next meeting

List of circulated documents

In order to reduce the amount of photo copying in respect of the background papers relating to this agenda, only members of the committee have been provided with copies of certain documents. Should any member of the Council require copies of the following documents, please contact the Clerk.

Copies of all documents listed below are available for inspection in the Parish Office

1. Minutes of the meeting held on 7th December 2022

Committee membership

Cllr Abraham (<i>ex officio</i>)	Cllr Mrs Oxtoby (<i>ex officio</i>)
Cllr Alford	Cllr Colwell
Cllr Ramsay	Cllr Ross
Cllr Sewell	