

**HARTLEY PARISH COUNCIL**

Clerk to the Council: Mrs H Boden  
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15<sup>th</sup> February 2023

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 22nd FEBRUARY 2023** commencing at **10:00 a.m** in **Hartley Library**.

Note: Members of the Committee to assemble at Hartley Library at **09:45 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 8<sup>th</sup> February 2023.

**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
23/00226/HOUSE	11, Old Downs	Demolition of existing conservatory. Front dormer extension and garage conversion. Alterations to fenestration. Landscaping.
23/00241/MMA	20A & 20B, Old Downs	Amendment to 20/01078/MMA
22/02930/FUL	Sancta Maria, Manor Drive	<p>Extend and subdivide existing dwelling into two separate dwellings and erection of 1 dwelling to the rear, with associated landscaping.</p> <p><b>To note that a preliminary ecological appraisal has been provided. The site plan and landscaping plan have been amended to include an additional parking space.</b></p> <p>(Any comments made on the original application will be considered when the decision is made. Any additional comments will also be considered).</p>

#### 5. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
22/03224/FUL	Chestnuts, Quakers Close	<p>Erection of 2 bed detached dwelling house with associated parking, amenity and landscaping to the East of Chestnuts.</p> <p><b>Refused</b></p>	An objection be raised. The site is considered too small for the proposal and as such would result in an unduly cramped and unneighbourly form of development.
22/03453/HOUSE	Gavarnie, Ash Road	<p>Ground and first floor extensions to rear and side, incorporating existing garage. Roof alterations.</p> <p><b>Granted</b></p>	No objection
22/02998/HOUSE	31, Springcroft	<p>Loft conversion to habitable space with new front/rear dormers. Single storey rear extension.</p> <p><b>Granted</b></p>	No objection

Application no	Site	Description and SDC decision	HPC comment
22/01785/FUL	Garages at Cheyne Walk, Bramblefield Close	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.  <b>Granted</b>	An objection be raised in respect of application 22/01785/FULThe Parish Council has concerns about the impact of the proposal on the ancient woodland. It also has concerns about the loss of light to habitable rooms in the adjacent block which would be seriously detrimental to the amenities presently enjoyed by the neighbours. There appears to be a shortfall in the number of parking spaces as 6 garages are to be decommissioned and there are only 8 spaces shown on the plans( 4265/p003), despite the Planning statement stating that “a total of 9 vehicle parking spaces, including one visitor parking space”. The Parish Council would also prefer to see the bin stores sited externally rather than internally due to potential fire risk.

## 6. Sevenoaks District Council Local Plan

To receive a verbal report from Cllr Alford of any updates.

## 7. Planning Enforcement Updates

To receive a verbal update on any enforcement cases

## 8. 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

- Minutes of the meeting held on 8<sup>th</sup> February 2023

#### 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	