

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
The Parish Council Office, Hartley Library, Ash Road, Hartley, Longfield, Kent DA3 8EL
Tel: 01474 709441
E mail: enquiries@hartleyparishcouncil.gov.uk

20th July 2023

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 26th July 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 28th June 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
23/01140/FUL	Land East of Ellerby Mews, Ash Road.	Construction of a one bedroom detached bungalow and associated works.
23/01894/HOUSE	Barncroft, Church Road.	Proposed ground floor rear and side extensions. Rooflights. Alterations to fenestration.
23/01895/HOUSE	The Lindan, Ash Road.	Proposed alterations to vehicular access and enlargement of driveway hardstanding.
23/01808/HOUSE	Mimosa, Ash Road. *GREEN BELT* (Retrospective Application)	Construction of garden room, stable and store and laying of hard surface.

5. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
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. Refused	No objection
23/01126/FUL	Rose Cottage, Church Road	Demolition of existing dwelling, removal of various structures/hardstanding and erection of a replacement dwelling. Refused	No objection provided it complies with Green Belt policies.

6. a)Town & Country Planning Act 190- Appeal under Section 195/26K

Site: Elizabeth House, Ash Road, Hartley DA3 8HA

Nature: Change of use from supported living and home care to a children's home for care leavers.

An appeal has been made to the secretary of State against the Sevenoaks District Council's refusal of a Lawful Development Certificate for the proposed use as described above.

Any comments should be submitted by 9th August 2023.

b) Town & Country Planning Act 190- Appeal under Section 78

Site: Chestnuts, Quakers Close Hartley DA3 7EA

Nature: Erection of 2 bed detached dwelling house with associated parking, amenity and landscaping to the East of Chestnuts.

An appeal has been made to the secretary of State against the Sevenoaks District Council's refusal of planning permission for the proposed use as described above. Any comments should be submitted by 9th August 2023.

c) Town & Country Planning Act 190- Appeal

Site: Mobile Home, South View, Church Road.

Nature: Retrospective planning permission for outbuilding at Southview Lodge, Church Road.

An appeal has been made to the secretary of State against the Sevenoaks District Council's refusal of planning permission for the proposed use as described above.

7.Tree Preservation Order

Site: Ravensdowne, Gorse Way, Hartley.

Development: Oak and Beech trees – lift both trees to 3 and half metres from ground level, reduce lateral branches by up to 2 metres.

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. Fawkham Neighbourhood Plan

The draft Fawkham Neighbourhood Plan is undergoing a six week Regulation 14 consultation from 3rd July.

There is a copy in the Parish Office or it can also be found online, along with accompanying evidence reports, on the following website;

<https://fawkhampc.org.uk/neighbourhood-plan/>

The deadline for responses is **14th August 2023**.

9. Swanley Urban Area Local Walking and Cycling Infrastructure Plan

Sevenoaks District Council has commissioned Sustrans to provide a comprehensive Local Walking and Cycling Infrastructure Plan (LCWIP) for the Swanley Urban Area. This covers Swanley Town and the surrounding areas.

The plan will identify a number of walking and cycling routes to encourage residents, commuters, and visitors to move more sustainably around the area. The development of the LCWIP includes a review of existing conditions, consultation with stakeholders and recommendations which will be used for future funding bids.

As part of the consultation, you will be asked to comment on the map, to identify barriers to walking and cycling, as well as potential cycle routes and walking zones. This survey aims to gather your local knowledge and experience of walking and cycling in and around Swanley. Please feel free to share the map link with your network. The survey period will run until Monday 31st July 2023.

All of your comments will help shape the Swanley Local Cycling and Walking Infrastructure Plan (LCWIP), which will identify a walking and cycling network for improvement in the short and long term future.

If you require any assistance completing your response or if you have any queries relating to the consultation, please contact the Planning Policy team on 01732 227000 or planning.policy@sevenoaks.gov.uk.

10. Sevenoaks District Council Local Plan (WHITE)

To consider the following statement from the agenda papers of the Development Conservation Advisory Committee at Sevenoaks District Council;

Development Strategy

The previous Local Plan consultation (Regulation 18) focused on optimising densities and maximising opportunities in existing settlements, including on brownfield land. However, the District is unable to meet needs (712 dwellings pa) with the existing urban areas, and there is a severe shortage of housing and particularly affordable housing.

*The next Regulation 18 consultation in the late autumn will therefore take a more district-wide approach. SDC will continue to focus on optimising development opportunities in our existing towns and service settlements, but will also consider the potential contribution of Green Belt land, in exceptional circumstances. To this end, a Stage 2 Green Belt Assessment has been undertaken, focusing in more finer-grain detail on the areas adjacent to our eight higher-tier settlements, which will assist in the site selection process. **Where land is considered to be underperforming Green Belt, and where it is sustainably located next to a town or service settlement, and where there are no other over-riding constraints, these sites will be included as options within the next Local Plan consultation.** We will also continue to liaise with our neighbouring authorities under the Duty to Co-operate, to understand if they are able to assist in meeting development needs.*

11. 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 14th June 2023
2. Email containing a statement from the agenda papers of the Development Conservation Advisory Committee at Sevenoaks District Council

Committee membership

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

