

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
The Parish Council Office, Hartley Library, Ash Road, Hartley, Longfield, Kent DA3 8EL
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11th May 2023

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 17th MAY 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. Election of Chairman of the Planning Committee

To elect a Chairman of the Planning Committee until the Annual Meeting of the Council in May 2024.

2. Election of Vice Chairman of the Planning Committee

To elect a Vice Chairman of the Planning Committee until the Annual Meeting of the Council in May 2024.

3. Apologies

To receive apologies for absence.

4. 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.

5. Minutes of the previous meeting

To approve as a correct record the minutes of the meeting of the Planning Committee held on 3rd May 2023.

6. Terms of Reference

To review the Terms of Reference of the Planning Committee as approved by the Council on 10th May 2023 and Guidelines on Procedure at meetings of the Planning Committee. (Annexed)

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.

7. Planning Applications

To consider the following applications:

Application no	Site	Description
23/00670/HOUSE	Luxor, Manor Lane *GREEN BELT*	Erection of detached garage, entrance gates and alterations to driveway. Amended consultation – The siting of the proposed garage has now been amended and accordingly, the proposed site plan and block plan have been updated.
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.
23/01211/HOUSE	Woodside, Gorsewood Road	Single storey front, rear and side extension. Existing first floor roof accommodation extended to form front and rear gables. Windows. Additional velux windows. Alterations to fenestration. Alterations to roof. Rooflights.
23/01232/HOUSE	20, Old Downs	First floor side extension. Alterations to roof.

8. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
23/00241/MMA	20A and 20B Old Downs	Amendment to 20/01078/MMA GRANTED	No objection.

Application no	Site	Description and SDC decision	HPC comment
23/00424/HOUSE	Spindles, Gorsewood Road	Garage conversion into a habitable room and extension of the same with mezzanine and roof lights. Porch extension with new pitched roof and glass curtain wall to front. New open garage with flat roof supported on a wall/pillars, green roof on top. Alterations to access, new fencing and landscaping works. REFUSED	Objection - The proposed development, due to its siting, scale and significant forward projection from the main body of the house towards the highway, would result in an unduly prominent, obtrusive and alien form of development which would seriously detract from the visual amenities of the street scene to the detriment of the character and appearance of the area. The Parish Council also has concerns that the building work could potentially damage the trees in the adjoining Gorse Wood.
23/00463/FUL	South View Lodge, Church Road	Outbuilding for ancillary domestic storage purposes. REFUSED	Objection - This proposal is viewed as a new development within the Green Belt due to its distance from the property. It is not considered ancillary to the property and therefore harmful to the character of the Green Belt and to its openness.
23/00496/HOUSE	Woodside, 14, Fairby Lane	Two storey front and side extension, garage conversion and loft conversion. GRANTED (Delegated Decision)	Hartley Parish Council objects to this application. It is considered that the siting of the additional windows in the proposed extension would seriously detract from the amenities presently enjoyed by the occupiers of the neighbouring residential property. Also, there doesn't appear to be the recommended minimum of 1 metre gap from the proposed extension and the adjoining boundary.
23/00674/HOUSE	Timothy House, Ash Road	Demolish existing conservatory and replace it with a single storey extension to the rear of the property. Granted	No objection.

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 3rd May 2023. **(WHITE)**
2. Terms of Reference. **(PINK)**
3. Guidelines on Procedure at meetings of the Planning Committee. **(PINK)**

Committee membership

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