

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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13th September 2023

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 20th September 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 6th September 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
23/02533/HOUSE	Srinagar. Woodland Avenue	Single storey rear extension. Extension to existing garage. Loft conversion with dormer. Removal of chimney. New porch. New gate. Steps. Rooflights. Alterations to fenestration.

5. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
23/01204/FUL	11-13 Eaton Square, Bramblefield Close	Front and rear extension of flats 12 & 13 Eaton Square enabling expansion of two 1-bedroom apartments to 2-bedroom apartments. Erection of 3 no. additional apartments at the first floor level of nos. 11-13 Eaton Square. Granted	Objection - The proposal, due to its siting and scale, would result in an unduly prominent, obtrusive and unneighbourly form of development which would seriously detract from the visual amenities of the street scene and to the detriment of the neighbouring properties. The neighbouring properties would be impacted by a loss of light and privacy with the proposed development and the addition of 4 parking spaces is considered in adequate.
23/01808/HOUSE	Mimosa Ash Road	Construction of garden room, stable and store and laying of hard surface. Refused	An objection be raised in respect of application 23/01808/HOUSE Mimosa, Ash Road. Construction of garden room, stable and store and laying of hard surface. This development, which is retrospective, is considered inappropriate development in the Green Belt and contrary to paragraph 87 & 89 of the National Planning Policy Framework.

6. TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

Kent Mineral Sites Plan: Second Call for Sites - Hard Rock - August 2023

A review of the Kent Minerals and Waste Local Plan is being undertaken which would extend the Plan period to 2039. Following a review of data on mineral reserves and sales across the county, there is a need to identify an additional site or

sites for the working of hard rock, in order that the Plan can make adequate mineral provision over this period.

A Call for Sites for the potential allocation of a site/s for the extraction of hard rock took place between October and December 2022. One site was nominated in response to the call for sites - Land to the South and West of Hermitage Lane, Aylesford. This nominated hard rock site was subject to public consultation from June to July 2023.

In response to the views received the County Council is giving relevant stakeholders and interested parties a further opportunity to propose sites for the potential allocation of a **hard rock** quarry to meet identified need within the Kent Minerals and Waste Local Plan 2024-2039. The hard (crushed) rock requirement shortfall is estimated at **17.38 million tonnes** over the Plan period.

The second Call for Sites runs from Thursday 31st August 2023 until Thursday 12th October 2023.

Submissions can be made by post to Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

7. Sevenoaks District Council Local Plan – Settlement Hierarchy

Following the resolution at the meeting of the Planning Committee on the 6th September which stated;

RESOLVED: That,
Cllr Ross draft a letter to be sent to Sevenoaks District Council with further objections to the designation of Hartley as a Service Village and the explanations for the objection. Once approved, the letter be sent to the District Council.

Members are requested to consider the attached draft letter to the Chief Executive of Sevenoaks District Council objecting to the designation of Hartley as a “Service Village”.

8. Sevenoaks District Council Local Plan – Planning Consultant

Following the Recommendation at the meeting of the Planning Committee on the 6th September, (approved by the Full Council on the 11th September) stating;

RECOMMENDED: That,
1) pursuant to Financial Regulation 11.1 (ii), the professional services of Tony Fullwood Associates, be retained, to act on behalf of Hartley Parish Council with regard to the Local Plan, in view of the special circumstances outlined above;
2) Cllr Ross write an email to the Planning Consultant, Tony Fullwood Associates, asking him to act on behalf of the Parish Council at the next stage of the Local Plan namely the Green Belt Assessment around December and,

3) consideration be given to the payment of Tony Fullwood Associates fees, in view of the fact that there is only £335.90 remaining in the Local Plan Earmarked Reserve.

Members are requested to approve the content of the attached letter to the Planning Consultant, Tony Fulwood, asking him to act on behalf of Hartley Parish Council in regards to the Sevenoaks District Council's Local Plan.

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

1. Minutes of the meeting held on 6th September 2023.
2. Draft letter to SDC regarding Settlement Hierarchy
3. Draft letter to Planning Consultant Tony Fulwood asking to retain his services

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	