

## HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden  
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17<sup>th</sup> August 2023

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 23<sup>rd</sup> August 2023** commencing at **10:00 a.m** in **Hartley Library**.

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 26<sup>th</sup> July 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
23/02072/HOUSE	Annexe at Quay House, Ash Road. <b>*GREEN BELT*</b>	Confirmation that use of building to rear of Quay House as an independent dwelling is lawful.

Application no	Site	Description
23/01204/FUL	11-13 Eaton Square, Bramblefield Close	<p>Front and rear extension of flats 12 &amp; 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.</p> <p><b>Amended Consultation – Minor amendments to the window positioning and sizes and daylight assessment from neighbouring window added.</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
23/01549/HOUSE	7, Springcroft	<p>Creation of new dormer to front road facing elevation.</p> <p><b>Granted</b></p>	No objection.
23/01321/HOUSE	Oak Lodge, Church Road	<p>Erection of a detached pool house building and single storey rear extension to the existing dwelling.</p> <p><b>Refused</b></p>	<p>Objection.</p> <p>This proposal, by virtue of its design, bulk and scale, is considered inappropriate development in the Green Belt and harmful to its openness and permanence (Policy GB4). Due to the percentage increase, it is also considered overdevelopment of the site, contrary to Green Belt Regulations.</p>

**6. Town & Country Planning Act 190- Appeal**

**Site: Land north of Langley, Ash Road, Hartley DA3 8HA**

**Nature: Outline application for erection of 4 detached self build/custom build houses with amenity land, car parking and ancillary works with all matters reserved.**

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. Planning Enforcement Updates

To receive a verbal update on any enforcement cases

## 8. Proposed Main Modification to the Dartford Local Plan Consultation

Following public hearings in 2022 and May 2023 examining Plan soundness and considering the representations, the inspector has agreed a consultation on proposed main modifications to the Plan. The enclosed notice sets out consultation arrangements

If you would like to respond, **comments must be received by 5pm 25<sup>th</sup> September 2023** to [localplan@dartford.gov.uk](mailto:localplan@dartford.gov.uk) or by post to Planning Policy Team, Civic Centre, Home Gardens, Dartford Kent DA1 1DR.

The consultation is only seeking views on the proposed Main Modifications. It is not an opportunity to raise matters that either were, or could have been, part of the earlier representations or hearings sessions on the submitted plan.

To see the Proposed Main Modifications and two further associated consultation documents, they are available for inspection in the consultation period at the following locations:

- Dartford Central Library Market Street Dartford Kent DA1 1EU
- Greenhithe Library: 45 London Road Greenhithe Kent DA9 9EJ
- Civic Centre, Home Gardens, Dartford, Kent DA1 1DR (where hard copy background document are also available on request).

## 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 26<sup>th</sup> July 2023

### 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	