

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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6th March 2024

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 13th MARCH 2024** commencing at **10:00 a.m** in **Hartley Library**.

Note: Members of the Committee to assemble at Hartley Library at **09:30 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 17th January 2024.

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
23/03432/FUL	Merricks, Gorse Way	<p>Demolition of existing dwelling and replace with two two-storey detached dwellings with integral garages and associated landscaping.</p> <p><i>Amended application</i> 1) A Tree Protection Plan, an amended site plan and landscape plan have been submitted following a Consultee comment. 2) Layout of fenestration has been amended.</p> <p>Any comments made on the original application will be considered when the decision is made.</p>
23/02785/HOUSE	<p>The Cottage, Hartley Bottom Road</p> <p>*GREEN BELT*</p>	<p>Demolition of an existing single storey side extension and replacement with a one a half storey extension, re cladding of existing structure, removal of existing outbuildings, partial removal of existing hardstanding and associated landscaping works.</p> <p><i>Amended application</i> A preliminary bat roosting assessment has been provided after KCC Ecology requested it. There has been some roosting potential identified in one area which has been used as a roost historically. Further emergence surveys are required. The applicant has requested that these surveys be attached to the decision notice as a pre-commencement condition.</p> <p>Any comments made on the original application will be considered when the decision is made.</p>
23/03600/FUL	Waverley, Gorsewood Road	<p>Demolition of existing timber frame bungalow and detached concrete garage block and erection of a new 4bed dwelling with garage block.</p> <p><i>Amended application</i> Additional information has been submitted including a Construction Management Plan. The site plan and layout have been</p>

Application no	Site	Description
		<p>amended so as to limit the impact on the trees running along the boundary. Additionally, the floor plans and roof plans have been amended to accurately show the inclusion of the dormers indicated on the elevations.</p> <p>Any comments made on the original application will be considered when the decision is made.</p>
24/00229/HOUSE	St Margaret's (Stanage), Larks Field	Proposed first floor side and rear extension with loft new conversion with rooflights, removal of chimney stack and new garage/workshop.
24/00242/HOUSE	Barncroft, Church Road GREEN BELT	Proposed roof alterations, alterations to fenestration.
24/00345/HOUSE	Cherry Trees, Gorse Way	Proposed single storey rear and side extension. Proposed single storey front extension.
24/00327/HOUSE	Yew Cottage, Castle Hill LISTED BUILDING	RETROSPECTIVE APPLICATION Dismantling of old greenhouse and replacement with a wooden home office on the same footprint. Erection of wooden rose pergola.
24/00328//LBCALT	Yew Cottage, Castle Hill LISTED BUILDING	RETROSPECTIVE APPLICATION Dismantling of old greenhouse and replacement with a wooden home office on the same footprint. Erection of wooden rose pergola.

5. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
23/03390/HOUSE	Highfield, Gorse Way	<p>Double storey side extension and reconstruction of front canopy porch.</p> <p>Granted</p>	No objection

Application no	Site	Description and SDC decision	HPC comment
23/03382/HOUSE	14, Green Way	Single storey side extension. Granted	No objection
23/03383/HOUSE	14, Green Way	Demolition of existing rear conservatory and erection of a rear orangery. Alterations to fenestration. Granted	No objection
23/03156/HOUSE	Thames View Farm, Church Road	Erection of detached garage and formation of handstanding/parking area with new ramp and steps. Refused	Objection - The proposed garage due to its siting and significant forward projection from the main body of the house towards the highway, would result in an unduly prominent and obtrusive form of development which would seriously detract from the visual amenities of the street scene to the detriment of the character of the area.
23/03158/HOUSE	Thames View Farm, Church Road	Retrospective Application - Increase height of existing boundary wall piers to 2m. Increase height of existing wall to 1.8m using aluminum panel insets between piers and installation of new 1.6m high entrance gate.	Objection – the proposal is considered over height and inappropriate development in the Green Belt, harmful to its openness and permanence.
23/03462/MMA	Barncroft, Church Road	Amendment to 23/01894/HOUSE. To note that the above application has been WITHDRAWN.	No objection.
23/03227/FUL	The Barn, Hartley Wood Corner, Manor Drive	Change of use and conversion of existing barn to provide 1no. dwelling with associated amenity space, parking and landscaping. Granted	Hartley Parish Council objects to the proposed application as it is considered to be overdevelopment of the site. The Parish Council also has concerns that the proposed development would not see at least 75% of the original structure maintained. There are also concerns for the privacy for the immediate neighbours.

Application no	Site	Description and SDC decision	HPC comment
23/03655/HOUSE	18, Copseside	Demolition of existing conservatory, erection of single storey flat roofed side/rear extension with rooflights and construction of a front porch. Changes to fenestration and external materials. Granted	No objection.

6. Planning Appeals

a) Appeal Ref: APP/G2245/X/22/3295526

SDC Ref: 22/00034/LDCPR

Site: Ship Cottage, Church Road, Hartley.

Nature: New single storey side extension.

To note that the appeal made to the Secretary of State against the Sevenoaks District Council's refusal of a certificate of lawful use for the development described above has been **ALLOWED**.

b) SDC Ref: 24/00012/RFPLN

Site: Land East of 5, Ellerby Mews, Ash Road, Hartley.

Nature: Construction of a one bedroom detached bungalow and associated works.

To note that the appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of a planning permission.

c) Appeal Ref: APP/G2245/W/23/3329775

SDC Ref: 23/00072/RFPLN

Site: Rose Cottage Farm, Church Road, Hartley.

Nature: Demolition of existing dwelling, removal of various structures/hardstanding, and erection of a replacement dwelling.

To note that the appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of a planning permission.

7. Prior Notification

SDC Ref: 24/00250/LDCPR

Site: Romney Cottage, Stack Lane, Hartley, Kent DA3 BL

Development: Erection of a single-storey rear extension following demolition of existing store and conservatory/lean-to together with erection of front porch canopy.

To note that this application had 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. Planning Enforcement Updates

To receive a verbal update on any enforcement cases.

9. Kent Mineral and Waste Local Plan 2024-39

Pre-submission Draft (regulation 19) Public Consultation.

The Kent Minerals and Waste Local Plan sets out the strategy for the sustainable management of Kent's waste and supply of minerals.

Once adopted, the Kent Minerals and Waste Local Plan 2024-39 will update the adopted Kent Minerals and Waste Local Plan 2013-30.

The County Council is now seeking views on the soundness of the Pre-submission Draft of the the Kent Minerals and Waste Local Plan 2024-39.

The consultation is taking place from **Wednesday 17th January** to midnight on **Thursday 29th February 2024**.

Comments can be submitted online www.kent.gov.uk/mineralsandwaste , via email mwlp@kent.gov.uk or by post.

10. Tree Preservation Orders

a) Site: Fairby Grange, Ash Road, Hartley.

Development: T1 Beech – Reduce crown height by 4m and reduce crown spread by 1m

To note that this application has been received by Sevenoaks District Council to carry out operations described above.

b) Site: 4, Old Downs, Hartley

Development: T1 Lime – Dismantle to near ground level.

To note that this application has been received by Sevenoaks District Council to carry out operations described above.

c) Site: Driftways, Manor Drive

Development: Remove Ash tree

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 these applications, this is for information purposes only.

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 17th January 2024

Committee membership

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