

**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](mailto:enquiries@hartleyparishcouncil.gov.uk)

10<sup>th</sup> April 2025

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 16th APRIL 2025** commencing at **09:30 a.m** in **Hartley Library**.

Note: Members of the Committee to assemble at Hartley Library at **09:15 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 2<sup>nd</sup> April 2025.

**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
25/00674/HOUSE	38, Wellfield	Single storey side extension with rooflight. New vehicle access and parking area, associated changes to landscaping.
25/00757/HOUSE	Maltings, 1, Oast Way	Part conversion of existing garage and single storey rear extension. Alteration to fenestration and internal alterations.
25/00733/ <b>LDCPR</b> (For information only)	Cherri Lin, Quakers Close	Construction of pitched roof timber building to provide games room.
25/00734/ <b>LDCPR</b> (For information only)	Cherri Lin, Quakers Close	Loft conversion with flat roof dormer to rear with 3 no velux rooflights to front.
25/00782/ <b>LDCPR</b> (For information only)	The Ridge, Church Road  <b>*GREEN BELT *</b>	2 No.5 bar gates and associated hardstanding
25/00931/ <b>LDCPR</b> (For information only)	Cap Gris Nez, Gorsewood Road	Rear infill extension and side extension. Installation of roof lights. Modernisation of existing building to create a modern living space.

#### 5. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
25/00347/HOUSE	25, Bancksides	Demolition of existing porch and erection of a new porch  <b>Granted</b>	No objection
24/02998/FUL	Thelcot, Castle Hill	Demolition of part of the existing building and an existing garage and erection of two detached three bedroom houses with associated access and parking. <b>Refused</b>	Objection – over development of the site and concerns with Highway safety.
25/00323/HOUSE	29, Springcroft	Single storey rear extension  <b>Granted</b>	No objection.

## **6. Settlement Hierarchy - Hartley Audit**

Sevenoaks District Council is currently undertaking an update to the Settlement Hierarchy for Sevenoaks District. It is important that the Settlement Hierarchy considers the most accurate and up to date information, and therefore Hartley Parish Council is requested to undertake the detailed audit of services and facilities in the parish.

**The deadline to complete this audit is Wednesday 30<sup>th</sup> April 2025**

## **7. Sevenoaks District Council – Targeted Call for Sites (April 2025)**

Sevenoaks District Council is in the process of preparing a new Local Plan for the District and there will be a forthcoming Regulation 18 public consultation in the autumn.

They are updating their Strategic Housing and Economic Land Availability Assessment (SHELAA), to assess the availability, suitability and deliverability of land for housing, employment and other uses.

The National Planning Policy Framework 2024 requires them to produce a Strategic Housing and Economic Land Availability Assessment (SHELAA), which is used in the preparation of the Local Plan.

They have re-opened a targeted ‘**call for sites**’ which provides a further opportunity for landowners and site promoters to suggest potential sites that may be suitable for housing, employment or other uses. Sites will need to be within one of the following three categories to be considered:

- Urban sites (within existing settlement boundaries)
- Previously Developed Land (PDL) / ‘brownfield’ land
- Potential greenfield ‘grey belt’ land

## **8. Adoption of the Kent Minerals and Waste Local Plan 2024-39 -13<sup>th</sup> March 2025**

Kent County Council adopted the Kent Minerals and Waste Local Plan 2024-39 at its meeting on the 13<sup>th</sup> March 2025.

The Kent Minerals and Waste Local Plan 2024-39 along with the Kent Mineral Sites Plan 2020 and the relevant District/Borough Local Plans form the Development Plan for Kent. These Local Plans will be taken into account when making decisions on proposals for affected development and when developing Local Plan policy.

## **9. Planning Enforcement Updates**

To receive a verbal update on any enforcement cases.

## **10. 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

### Background Documents

Minutes of the meeting held on 2<sup>nd</sup> April 2025

Email from SDC regarding the Settlement Hierarchy – Hartley Parish Audit requirement

Email from SDC Sevenoaks District Council – Targeted Call for Sites (April 2025)

Letter from KCC regarding Adoption of Kent Minerals and Waste Local Plan

Committee membership

Cllr Abraham (*ex officio*)

Cllr Colwell      Cllr Driscoll

Cllr Ramsay      Cllr Ross

Cllr Oxtoby (*ex officio*) Cllr Sewell