

**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)

10th July 2025

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 16th JULY 2025** 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 25<sup>th</sup> June 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 planning applications:

Application no	Site	Description
25/01600/HOUSE	Inglenook, Hottsfeld	<b>Retrospective Application</b> : Erection of annexe to main dwelling
25/01576/HOUSE	39, Billings Hill Shaw	Two storey side extension with a rooflight. Single storey front extension including garage conversion and porch. Alterations to fenestration.
25/01658/HOUSE	Eli Mar, Gorsewood Road	Demolition of garage to be replaced with single storey side/rear extension to existing single storey detached dwelling, incorporating an outdoor kitchen and garden room. New front porch. New patio area.
25/01375/FUL	Fairby Grange, Ash Road	Installation of 23 solar roof panels to single storey 1990's addition to Fairby Grange.
25/001376/LBCALT	Fairby Grange, Ash Road	Installation of 23 solar roof panels to single storey 1990's addition to Fairby Grange.
25/01726/HOUSE	28, Wellfield	Proposed two storey side extension, single storey rear extension, removal of existing porch to front elevation and replacement with storm porch canopy roof.
5/01887/PIPET	Thelcot, Castle Hill	Demolition of part of the existing building and erection of two detached three bedroom houses. Application linked to 24/00571/PIP

## 5. Planning Decisions

To receive and note the following planning decisions:

25/00955/HOUSE Fairfield, Woodland Avenue Roof extension with creation of first floor with juliet balcony and rooflight. Proposed fence and gate.Granted – HPC No objection.

24/02582/FUL Land South West of Highfields, Manor Drive. Erection of a two storey detached dwelling house, access and associated landscaping.Refused - HPC Objection - The volume, scale and bulk of the proposed development would adversely impact on the character of the countryside and the openness of the Green Belt. No special circumstances evident.

25/01043/LDCPR 22, Old Downs. Convert existing swimming pool into a family annexe with rooflights. Refused. objection – the Parish Council believes that the existing building is too far away from the main property to be classed as an annexe.

25/01153/FUL Annexe at Fairfields, Manor Lane Change of use of an existing ancillary building to a single dwelling with associated external alterations, entrance porch, landscaping and access.Granted. Objection - the PC considers this is a new dwelling within the Green Belt that is not ancillary to the main dwelling.

## **6. Tree Preservation Order**

### **a. Site: 40, Billings Hill Shaw, Hartley**

**Development: T1 Ash trees die back and cavity in base and T2. Removal of both trees required.**

### **b. Site: 40, Fairby House, 1 Round Ash Way**

Development: Chestnut tree - remove 2.5m all over, including 2.5m from the height of the tree. The overall shape of the tree will remain as it is.

To note that these applications have 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.

## **7. Planning Enforcement Updates**

To receive a verbal update on any enforcement cases.

## **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 25<sup>th</sup> June 2025