

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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2nd October 2025

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 8th OCTOBER 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 24th September 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
25/02321/FUL	Land North East of Bay Lodge, Ash Road *GREEN BELT*	Erection of new build self-build dwelling with dormers to front and rear elevation. Cycle/bin store with EV charger. Associated landscaping including the creation of hardstanding, new access and parking area.
25/02372/HOUSE	1 John's Close	Single Storey Rear Extension in replacement of existing conservatory.
25/02432/MMA	Four Winds, Woodland Avenue	Amendment to 24/02343/HOUSE to change materials used from brick to concrete blockwork.
25/02674/FUL	15, Green Way	Demolition of existing garage, erection of a rear extension of the existing dwelling and sub-division of the plot to create an additional dwelling with rear dormer, associated parking and landscaping.

5. Planning Decisions

To receive and note the following planning decisions:

Application no Site Description and SDC decision HPC comment

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. Granted – HPC No objection.

25/01887/PIPDET Thelcot, Castle Hill Demolition of part of the existing building and erection of two detached three bedroom houses. Application linked to 24/00571/PIP. Granted.

Hartley Parish Council OBJECTS to the above application. This proposal would have undue prominence within the street scene and would be harmful to the semi-rural character of the locality. The application is considered over development of the site and the Parish Council has grave concerns with the access; It is considered that the proposed development would have a harmful effect on the living conditions of the adjoining occupiers in relation to disruption and safety during the construction of the proposed development due to the restricted access to the site. The application is considered over development of the site and the Parish Council has grave concerns with the access; It is considered that the proposed development would have a harmful effect on the living conditions of the adjoining occupiers in relation to disruption and safety during the construction of the proposed development due to the restricted access to the site. It is also noted that the revised application has a significantly larger footprint than the application previously approved under reference 24/00571/PIP.

6. Planning Enforcement Updates

To receive a verbal update on any enforcement cases.

7. 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 24th September 2025

Committee membership

Cllr Abraham, Cllr Oxtoby, Cllr Colwell, Cllr Ramsay, Cllr Conroy (*ex officio*), Cllr Ross, Cllr Driscoll, Cllr Sewell
Cllr Glander (*ex officio*)