

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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15th October 2025

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **TUESDAY 21st OCTOBER 2025** commencing at **10:00 a.m** in **Manor Field Pavilion, Church Road, Hartley DA3 8DT.**

Note: There will be no site visits on this occasion.
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 8th October 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
25/02611/HOUSE	Rosecroft, Ash Road	Proposed dropped kerb, new entrance gate and creation of permeable parking area.

Application no	Site	Description
25/01835/FUL	Mobile Home at Woodcroft, Ash Road DA3 8EY *GREEN BELT*	Change of use of the land for stationing of three static mobile homes. Erection of day room. Parking for 6 vehicles and three touring caravans. Soft landscaping.
25/02094/HOUSE	Cap Gris Nez, Gorsewood Road. *RETROSPECTIVE APPLICATION*	Single Storey rear infill extension with rooflights. Single storey side infill extension. Conversion of detached garage with rooflight. Roof alterations and extension of vehicular access. Alterations to fenestration and front porch addition.

5. Planning Decisions

To receive and note the following planning decisions:

Application no Site Description and SDC decision HPC comment;

25/02189/CONVAR Rose Cottage Farm, Church Road Variation of condition 2 (Approved drawings) 4 (material samples) of APP/G2245/W/23/3329775 related to 23/01126/FUL to make changes to elevational treatment, including omission of stonework, entrance door height amended string stone added to front elevation, add french doors & juliette balcony to bedroom 3, confirm windows colour & string stone course.

Granted No objection provided complies with GB Regulations

25/02124/HOUSE Stoneacre, Church Road Removal of chimney. Creation of additional floor. Rear extension with skylight. Front extension to remove bay windows.

Granted No objection

25/02002/FUL Applegarth, Church Road Demolition of the existing dwelling and three outbuildings and erection of a replacement two storey dwelling (with basement), swimming pool and new entrance gates with associated landscaping.

Granted Objection - The proposal would result in overdevelopment of the site, be contrary to Green Belt Regulations and would exceed the permitted 50% increase.

6. Planning Enforcement Updates

To receive a verbal update on any enforcement cases.

7. Sevenoaks District Council - Local Plan

a) To nominate a spokesperson(s) to liaise with Tony Fullwood, Planning Consultant.

b) Fawkham Parish Council - Local Plan Policies

Fawkham Parish Council has prepared a list of the Local Plan Policies from The Local Plan. This shows the policies upon which both Parishes commented (via Tony Fullwood) last time in 2023, either as separate responses or as an identical response.

This table was used in 2023 to agree between both Parish Council's the scope of what we wanted Tony to comment on last time.

Laura from Fawkham Parish Council has added columns to show what she suggests is commented on for this new 2025 version of the Local Plan.

Members are requested to review the Policies and asked to consider a cost sharing proposal, as we did in 2023.

8. Lawful Development Certificates

Site: Cherri Lin, Quaker's Close, Hartley

Proposal: Timber Frames garden building solely for enjoyment incidental to the main dwellinghouse.

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

As the Parish Council is not formally consulted, this is for information purposes only.

9. Date of 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 8th October 2025
2. List of Local Plan Policies table for consideration as proposed by Fawkham Parish Council

Committee membership

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