

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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27th November 2025

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 3rd DECEMBER 2025** commencing at **10:00 a.m** in **Hartley Library, Ash Road.**

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 19th November 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
25/03060/HOUSE	Avalon, Ash Road *RETROSPECTIVE*	Single storey front extension with flat roof and rooflight.
25/02943/HOUSE	Lugano, 9, Round Ash Way	New pitched roof above existing porch. Alterations to fenestration including new bay

Application no	Site	Description
		window.
25/03157/HOUSE	4, John's Close	Rear extensions with rooflight. Internal alterations.
25/02448/OUT	Land North West of The Paddock, Church Road **GREEN BELT**	Outline application for subdivision of plot, demolition of outbuilding and shed. Construction of a 3 bed dwelling with all matters reserved.

5. Planning Decisions

To receive and note the following planning decisions:

Application no 25/02611/HOUSE Site Rosecroft, Ash Road

Description Proposed dropped kerb, new entrance gate and creation of permeable parking area.

SDC decision Refused

HPC comment - Objection -It is considered that access at this location is considered dangerous.

Application no 25/01356/FUL

Land rear of Olinda, Woodcroft & Kingswood, Ash Road Erection of 9 custom build dwellings together with access, associated landscaping and infrastructure.

SDC decision Granted

HPC comment - Objection - The Parish Council considers this proposal to be inappropriate development within the Green Belt and harmful to its openness and permanence especially as the area is visible from the adjacent public footpath. There are no Special Circumstances which outweigh the harm in this instance. Also the proposed access directly onto the main road serving the village is considered unsuitable.

6. Sevenoaks District Council - Local Plan

To receive an update on the Local Plan.

7. Lawful Development Certificate

a) Reference: 25/00041/RLDCP

Site: 6, Dickens Close, Hartley

Proposal: Single storey rear extension with rooflights and associated hardstanding.

To note that this application has been **refused** the grant of a certificate of proposed use/development by Sevenoaks District Council to carry out operations described above and as such, the applicant has appealed against this decision under reference

25/00041/RFLDCP.

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

8. Tree Preservation Order

a) Reference: 25/03327/WTPO

Site: 6, Merton Avenue

Proposal: T1 Corsican Pine to crown lift pine to 3m to lift off gate and to allow vehicle access and reduce pine from 10m in height to 8m and spread from 4m to 3m.

To note that this application has been submitted to 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 19th November 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*)