

**HARTLEY PARISH COUNCIL**

Clerk to the Council: Mrs H Boden  
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29<sup>th</sup> January 2026

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 4<sup>th</sup> FEBRUARY 2026** commencing at **10:00 a.m** in **Hartley Library, Ash Road.**

Note: Members of the Committee to assemble at Hartley Library at **09:45 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 21<sup>st</sup> January 2026.

**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
25/03395/HOUSE	Avalon, Ash Road.  <b>**Amended application**</b>	Removal of existing side/rear extension, replacement with a single storey side/rear extension with rooflights. <b><i>Amendment – Changes to design of proposed windows, and white render to existing dwelling.</i></b>
26/00039/HOUSE	Woodlea, Gorse Way	Demolition and replacement of garden wall to front of property with new wall and metal railings and brick pier and gate.
26/00079/HOUSE	Rosecroft, Ash Road	<b>**RETROSPECTIVE APPLICATION**</b> Proposed dropped kerb, creation of permeable parking area and all other associated works.

#### 5. Planning Decisions

To receive and note the following planning decisions:

Application no Site Description and SDC decision HPC comment

1. 25/02549/FUL Manor Farm, Manor Road Use of land for the stationing of a residential caravan. HPC comment: No objection, SDC decision: Refused
2. 25/02432/MMA Four Winds, Woodland Avenue Amendment to 24/02343/HOUSE to change materials used from brick to concrete blockwork. HPC comment: Objection - This change of materials constitutes an unsympathetic, obtrusive and unneighbourly form of development, SDC decision: Refused
3. 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. HPC comment: OBJECTION - The Parish Council considers this proposal, by virtue of its scale and bulk and proximity to the boundary, would harm the character and openness of the street scene, creating visual terracing contrary to the NPPF and Policy SP1 of the Core strategy. Should the application be approved, no access should be granted via the adjoining Dickens Close due to the fact that the land at the boundary in Dickens Close is privately owned. SDC decision: Granted
4. 25/02479/FUL Rose Cottage cattery, Castle Hill Removal of greenhouses, proposed single storey dwelling house with roof lantern within existing cattery business. HPC comment; No objection, SDC decision: Granted

#### 6. Lawful Development Certificate

a) Reference: 25/03499/LDCPR

Site: 28, Wellfield

Proposal: Proposed single storey side and rear extensions.

To note that this application has been submitted to by Sevenoaks District Council to carry out operations described above. As the Parish Council is not formally consulted, this is for information purposes only.

#### 7. Tree Preservation Order

a) Reference: 25/03536/WTPO

Site: Glebe House, Ash Road

**Proposal: Zone 1 group of mixed deciduous species to cutting of selected coppice stems to near ground level approx. 75-150mm above ground.**

To note that this application has been submitted to by Sevenoaks District Council to carry out operations described above. As the Parish Council is not formally consulted, this is for information purposes only.

## **8. Planning Appeals**

a) SDC Ref: 26/00004/RFMMA

Site: Four Winds, Woodland Avenue, Hartley.

Nature: Amendment to 24/02343/HOUSE to change materials used from brick to concrete blockwork

**To note that an appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of Minor Material Amendment for the development described above.**

## **9. Date of next meeting**

**Pursuant to Standing Order 3 (d) the public will be excluded from the meeting during consideration of agenda item 11 Sevenoaks District Council – Land disposal, due to the confidential nature of the business to be transacted.**

## **10. Sevenoaks District Council – Land disposal**

To consider any update received on Sevenoaks District Council's – Land disposal proposals.

### **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 21<sup>st</sup> January 2026

Committee membership

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