

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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23rd April 2026

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 29th APRIL 2026** 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 1st April 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
26/00696/HOUSE	Carill, Church Road	Detached ancillary outbuilding with surrounding permeable footpath.

Application no	Site	Description
26/00670/OUT	Land North West of junction of Manor Road and Chapel Wood Road and Land North of Butchers Lane and West of Chapel Wood Road, Ash. **GREEN BELT **	Outline planning application with some matters reserved, except means of access, for a phased development of up to 300 dwellings, the formation of a new means of access onto Chapel Wood Road, new footpaths and cycle routes, the creation of new surface water drainage, open space provision, new landscaping and habitat creation , ground works and other infrastructure.
26/00811/HOUSE	4, Dickens Close	Single storey side extension with roof lights. Alterations to fenestration.
26/00789/HOUSE	9, Billings Hill Shaw	The demolition of the existing front porch and the construction of a new front porch, and installing a pitched roof over the study/porch.

5. Planning Decisions

To receive and note the following planning decisions:

- a) Application no: 25/02452/FUL Site: Russell Court Nursing Home, Russell Square
Description: Two storey north front extension to provide reception and staff office accommodation and the relocation of an existing internal boiler room to an external packaged boiler plant. HPC comment: No objection. SDC decision: Granted
- b) Application no: 26/00079/HOUSE Site: Rosecroft, Ash Road
Description: Proposed dropped kerb, creation of permeable parking area and all other associated works. HPC comment: No objection. SDC decision: Granted

Application no: 26/00342CONVAR Site: Foxdale, Russell Square Description: Variation of condition 2 of 25/01004/FUL (Erection of additional storey to existing dwelling and its subdivision into two dwellings, erection of fencing.) with amendment to Erection of an additional storey to the existing dwelling and its subdivision into four dwellings, the erection of a single storey upper ground floor entrance lobby extension, and the associated amendments to external cladding and fenestration, car parking and cycle storage, and external hard and soft landscaping. HPC comment: The Parish Council objects to this application. It has concerns that by subdividing this property into two dwellings, this will exacerbate the existing problems on the development. There has already been the demolition of many of the existing garages and now, with the changes to the demographics on the estate*, more families are moving onto a development once designated for elderly residents, and by association, more cars are on an estate not originally designed for so many cars. SDC decision: Refused

6. 26/00756/PIP Land North of Bay Lodge, Ash Road.

Erection of dwellings with a minimum of 2 or maximum of 3 new dwellings and associated ancillary works.

To note that the following decision was submitted to Sevenoaks District Council on 14th April in Consultation with the Chairman as no meeting was held on the 15th April and the deadline for comments was 15th April;

Hartley Parish Council objects to the application. The proposed development, by reason of its siting and scale would be harmful to the rural character and

appearance of the area contrary to policy EN2 of the ADMP and SP1 of the Core Strategy. It would also constitute in appropriate development within the Green Belt and cause harm to the openness, contrary to the NPPF.

7. Planning Enforcement Updates

To receive a verbal update on any enforcement cases.

8. Lawful Development Certificates

a) Reference: 26/00773/LDCPR

Site: 28, Porchester Close

Proposal: Loft conversion incorporating a rear dormer and two front rooflights.

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.

b) Reference: 26/00753/LDCEX

Site: 6, Springcroft

Proposal: Lawful Development Certificate in relation to the erection of a pergola positioned on decking in the middle tier of a garden.

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. Application for disabled persons (blue badge) parking bay. (GREEN)

To note that an application has been submitted to Sevenoaks District Council to carry out operations described above outside 1, Northfield, Hartley.

The Parish Council is requested to submit any comments on the possible location for the new parking bay.

10. 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 1st April 2026
2. Letter regarding proposed parking bay at 1, Northfield, Hartley

Committee membership

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