

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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7th May 2026

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 13th MAY 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. Election of Chairman of the Planning Committee

To elect a Chairman of the Planning Committee until the Annual Meeting of the Council in May 2027.

2. Election of Vice Chairman of the Planning Committee

To elect a Vice Chairman of the Planning Committee until the Annual Meeting of the Council in May 2027.

3. Apologies

To receive apologies for absence.

4. 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.

5. Minutes of the previous meeting

To approve as a correct record the minutes of the meeting of the Planning Committee held on 29th 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.

6. Planning Applications - To consider the following planning applications:

Application no	Site	Description
26/00781/HOUSE	Bedale, Church Road. *GREEN BELT*	Demolition of existing conservatory and replacement of existing side/rear extension with new wrap around extension, including roof lights, alteration to fenestration, and internal alterations. Demolition of existing garage and replacement with a new car port. Associated hard and soft landscaping.
26/00951/HOUSE	Rosecroft, Ash Road **RETROSPECTIVE APPLICATION**	New front boundary fence and gate and extended tarmac driveway with additional parking space

7. Planning Decisions

To receive and note the following planning decisions:

a) 26/00756/PIP. Land North of Bay Lodge, Ash Road Description: Erection of dwellings with a minimum of 2 or maximum of 3 new dwellings and associated ancillary works. SDC decision: Refused, HPC comment:OBJECTION _ 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 inappropriate development within the Green Belt and cause harm to the openness, contrary to the NPPF.

b) 26/00293/HOUSE Site: Langley, Ash Road Two-storey side extension linking the existing outbuilding to the main dwelling with rooflights, together with dormer extensions to the front and rear roof slopes. Alterations to fenestration. Relocation of 1st floor balcony. SDC decision: Granted HPC comment No objection provided it complies with Green belt Regulations.

8. Planning Enforcement Updates

To receive a verbal update on any enforcement cases.

9. Tree Preservation Orders

a) Reference: 26/00997/WTPO

Site: The Ivys, Gorsewood Road

Proposal: T1 & T2 Hornbeam - fell to ground level. Reason for removal: Both of these trees are trunks of timber with no canopy or amenity value in what is an existing well wooded area already offering species age and habitat diversity. The owner is keen to replant within their curtilage.

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.

10. Lawful Development Certificates

a) Reference: 26/00829/LDCPR

Site: 19, Billings Hill Shaw

Proposal: The site currently forms part of the existing front garden. Following the demolition of the existing wall and its replacement with a fence.

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.

11. Planning Appeals

a) Reference: 26/00022/RFPIP

Site: Land North East of bay Lodge, Ash Road.

Proposal: Erection of dwellings with a minimum of 2 or maximum of 3 net dwellings and associated ancillary works.

To note that an appeal has been submitted to The Planning Inspectorate following refusal of planning consent by Sevenoaks District Council to carry out operations described above.

12. 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 29th April 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*)