

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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16th July 2026

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 22nd JULY 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 8th July 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
26/01183/HOUSE	Windy Ridge, Church Road	Proposed demolition of existing outbuilding and erection of single-storey rear extension

5. Regulation 18 Sevenoaks District Council Local Plan 2025 with Regulation 19 updates

The consultation for the Local Plan Regulation 19 is running from 23rd July to 17th September.

Members are requested to consider how the Parish Council wishes to respond to the Regulation 19 update to the Local Plan.

6. Proposal for Ebbsfleet AI Data Centre Campus on land either side of New Barn Road, between Pepperhill Recycling Centre and Southfleet Cricket Club.

Members are requested to note the proposal for Ebbsfleet AI Data Centre Campus on land either side of New Barn Road, between Pepperhill Recycling Centre and Southfleet Cricket Club.

7. 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 July 2026
2. SDC Press Release – Regulation 19
3. SDC Local Plan – Regulation 19 Publication Questions and Answers July 2026
4. Response from Tony Fulwood, Planning Consultant with suggested areas of focus
5. Letter from Clearstone, the project developer on behalf of Ebbsfleet AI Data Centre Campus

Committee membership

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