

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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3rd September 2026

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 9th SEPTEMBER 2026** commencing at **10:00 a.m** in **Hartley Library, Ash Road.**

Note – no site visits will be held prior to the meeting.

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 2nd September 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
26/02070/HOUSE	Arisaig, Gorse Way	Demolition of conservatory and replacement with single storey rear extension with gable ended pitched roof.

Application no	Site	Description
26/01666/FUL	Land South West of Highfields, Manor Drive. **GREEN BELT**	Erection of a detached dwelling with access and associated infrastructure.
26/02254/CONVAR	Land North West of The Paddock, Church Road. **GREEN BELT**	Variation of condition 10 of 25/02448/OUT to outline application for subdivision of the plot, demolition of outbuilding and shed. Construction of a 3 bedroom dwelling with all matters reserved with amendment to remove reference to six dwellings.

5. Sevenoaks District Council Local Plan – Regulation 19 Consultation (GREEN)

Mr Fullwood, of Tony Fullwood Planning Consultants, has prepared his response on behalf of Hartley Parish Council to the Sevenoaks District Council Local Plan – Regulation 19 Consultation. As requested, he has prepared a response to Policy **ST1, H7, TLC1** and the **Site Allocations**.

He has also included the responses provided to Fawkham Parish Council in regards to Site ST3-2 Fawkham Business Park, Fawkham Road and ST3-3 Orchard Farm, Fawkham Road. These will be included with the final response submitted on behalf of Hartley Parish Council. (This had been requested by the Chair of Fawkham Parish Council when agreeing to use the same consultant and to share the cost).

Members are requested to consider the draft response to the Sevenoaks District Council Local Plan – Regulation 19 Consultation, as previously circulated by email and to add any comments or amend any details as deemed necessary. (The draft response from Ash Cum Ridley has also been included in these papers).

6. Draft CIL Charging Schedule for Sevenoaks District Council (August 2026)

The Parish Council received an email dated 5th August 2026 from the Strategic Planning Team at Sevenoaks District Council. Sevenoaks District Council is consulting on the Draft Community Infrastructure Levy (CIL) Charging Schedule Review between 6th August 2026 and 17th September 2026.

To ensure that the right infrastructure is delivered in the right place, at the right time and at the right scale to support new development, the Council is proposing to remove residential developments of 10 or more dwellings from CIL. These larger developments, along with all non-residential development, will instead mitigate their impacts through site-specific Section 106 agreements.

At the meeting held on the 19th August, Members discussed this review and agreed to submit the following response to to Sevenoaks District Council;

RESOLVED: That,
The Assistant Clerk, on behalf of the Parish Council, send an response to the Consultation requesting an *increase* to the percentage of locals receipts that is passed to the Town or Parish Councils.

Cllr Conroy has undertaken some more detailed research on this matter and highlighted projects identified in Hartley on the Sevenoaks District Council Infrastructure Delivery Plan (Project Schedule 2026).

His research raised the following questions;

- Does HPC think these are the right projects for us – and did we know they were on the list?
- Can we add more to the list?
- A number are shown as due to commence soon, one from 2025 and some others from 2027 – should we seek an update on these?

Members are requested to consider the above questions.

7. Tree Preservation Orders

a) Reference: 26/02315/WTPO

Site: Kilkerran, Gorsewood Road

Proposal:T1 English Oak – Raise canopy by 4ft. Reduce branches overhanging road and telephone line including deadwood. General reduction 20-25%

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.

8. 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 2nd September 2026
2. Draft response to Sevenoaks District Council Local Plan – Regulation 19 Consultation as prepared by Mr T Fullwood, Planning Consultant.
3. Ash Cum Ridley Regulation 19 Consultation draft response.
4. Extract from SDC Infrastructure Delivery Plan - Project schedule 2026

Committee membership

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