HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
The Parish Council Office, Hartley Library, Ash Road, Hartley, Longfield, Kent DA3 8EL
Tel: 01474 709441
E mail: enquiries@hartleyparishcouncil.gov.uk

26th November 2026

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 2nd DECEMBER 2026** commencing at **10:00 a.m** in **Hartley Library, Ash Road.**

Note: Members of the Committee to assemble at Hartley Library at **9:45 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 18th November 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

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26/02703/HOUSE	Pinewood, Church Road	Erection of a single storey side extension with a flat roof. New pedestrian access with new wall and removal of existing hedge. Alterations to fenestration.
26/02608/HOUSE	Woodlands, Ash Road. ****GREEN BELT****	Erection of a self build detached dwelling with associated parking and landscaping. Creation of balcony at first floor and installation of rooflights
26/02336/HOUSE	Elderberry Cottage, Gorse Way	Removal of existing two storey rear extension single storey rear extensions, front balcony and detached garage. Double storey rear and side extension with whole replacement roof to dwelling. Alterations to fenestration and materiality. Addition of single storey detached annexe outbuilding, and secondary single storey outbuilding. Addition of automatic entrance gates, fences gates and front landscaping. Addition of in-roof solar photovoltaic panels. ***Amended consultation - An arboricultural survey has been submitted following comments received from SDC's Tree Officer. The application has also been amended to remove the proposed annexe building from the proposal. The proposed home gym has been repositioned within the site.***
26/02976/HOUSE	Pickwick, Church Road	Single-storey side/rear infill extensions, and two-storey front extension with gabled roof. Alterations to roof line, fenestration and roof dormers, and render to all brickwork.
26/02443/HOUSE	The Seasons, Gorse Way ****Amended Application****	First-floor side extension and new two-storey front entrance feature. Revisions to fenestration. Removal of existing chimney and alterations to roof line with new pitched roof. Amended application - ***Amended floor plans provided to show all windows to match elevations.***

5. Planning Decisions

To receive and note the following planning decisions:
Application no Site Description HPC comment and SDC decision**;**

1) 26/02318/HOUSE Wayside, Ash Road. Single-storey side extension with roof lights and associated alterations to fenestration. No objection**,** Granted

2) 26/02254/CONVAR Land North West of The Paddock, Church Road Variation of condition 10 of 25/02448/OUT to Outline application for subdivision of plot, demolition of outbuilding and shed. Construction of a 3 bedroom dwelling with all matters reserved with amendment to remove reference to six dwellings. No objection**,** Granted

6. Planning Appeals

a) Reference: 26/00063/RFPLN
Site: Beresford, Ash Road
Proposal: Removal of existing security bollard, replacement with a 1.6m tall gate and erection of a 1.6m fence.

To note that an appeal has been submitted to the Planning Inspectorate against the refusal of planning permission for the above proposal.

As the Parish Council is not formally consulted, this is for information purposes only.

b) Reference: 26/00756/PIP
Site: Land North of Bay Lodge
Proposal: Erection of a minimum of 2 and a maximum of 3 self-build dwellings.

To note that an appeal has been ALLOWED by the Planning Inspectorate against the refusal of the above planning permission.
As the Parish Council is not formally consulted, this is for information purposes only.

7. Street Naming and Numbering - Section 64 Town Improvements Act 1847

Reference: 26/00129/NEWDEV
Site: Merricks, Gorse Way
Proposal: Demolition of existing house and construction of two detached houses, one of which will retain the existing address but with a new UPRN.
To note that Plot A will retain the name "Merricks" and Plot B will be called "Tylvin".

As the Parish Council is not formally consulted, this is for information purposes only.

8. Tree Preservation Orders

a) Reference: 26/03019/WTPO
Site: Nyetimber, 2 Simmonds Drive
Proposal: Removal of three Ash trees

To note this application has been received from Sevenoaks District Council.
As the Parish Council is not formally consulted, this is for information purposes only.

9. Sevenoaks District Council Local Plan update

a) To receive a verbal update on Sevenoaks District Council Local Plan
b) To note that a number of representations have been received from residents regarding a potential planning application on land west of Banckside.

10. CIL Charging Schedule for Sevenoaks District Council

At the meeting of the Planning Committee on 23rd September, the Committee considered an email received from the Strategic Planning Team at Sevenoaks District Council, in response to questions raised with regard to the Infrastructure Delivery Plan.

The following resolution was made;

> RESOLVED:That,
> 1) the email received from the Strategic Planning Team at Sevenoaks District Council, in response to questions raised by the Committee with regard to the Infrastructure Delivery Plan, be noted and,
> 2) Cllr Conroy and the Assistant Clerk be requested to examine the Infrastructure Delivery Plan further and to report back to the Committee.

Cllr Conroy has prepared the attached extract for the Committee to review and raised the following points;

a) That he considers the "***Review of primary and community healthcare capacity covering Hartley and New Ash Green"*** that had been identified as priority level

"critical" and expected to be delivered by 2032-2037, is brought forward as a matter of urgency

b) That the ***"Hartley Water Treatment works***" that had been identified as priority level "critical" and expected to be delivered by 2025-2030, is followed up asking for a progress report.

Members are requested to consider this document and to consider the existing projects and to add any additional projects that they believe should be included.

11. Sevenoaks District Council - National Scheme of Delegation

The National Scheme of Delegation now applies. Common application types that are now required, by law, to be determined under delegated powers are detailed in the attached document. Further information is available if you search **National Scheme of Delegation**.

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 18th November 2026
2. Sevenoaks District Council – Infrastructure Delivery Plan Project Schedule – Hartley Extract
3. Sevenoaks District Council - National Scheme of Delegation

Committee membership

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