

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 11<sup>th</sup> JANUARY 2023 AT 10:00 a.m.

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**Present:**

Cllr L Abraham  
Cllr J Colwell  
Cllr A Oxtoby  
Cllr B Ramsay  
Cllr I Ross

**In attendance:**

Mrs J Tyrrell (*Assistant Clerk*)

Before the start of the meeting, members of the Committee inspected the application sites 22/03244/FUL Chestnuts, Quakers Close and 22/03453/HOUSE Gavarnie, Ash Road.

### **1. Apologies**

Apologies for absence were received from Cllr C Alford and Cllr V Sewell.

### **2. Declarations of Interest**

Cllr Colwell declared an interest in Gavarnie, Ash Road as he was related to the owner of the property.

### **3. Minutes of the previous meeting**

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 7 <sup>th</sup> December 2022, be approved and signed by the Chairman as a correct record.
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### **4. Planning Applications**

#### **a) 22/03244/FUL Chestnuts, Quakers Close. Erection of 2 bed detached dwelling house with associated parking, amenity and landscaping to the East of Chestnuts.**

The Committee noted that 5 letters of objection and 1 letter of support had been received from members of the public.

RESOLVED: That, an objection be submitted in respect of application 22/03244/FUL Chestnuts, Quakers Close. Erection of 2 bed detached dwelling house with associated parking, amenity and landscaping to the East of Chestnuts. The site is considered too small for the proposal and as such would result in an unduly cramped and unneighbourly form of development. In addition, the site is not considered suitable, by reason of its size and shape, to provide the amenities normally expected by residents of dwellings.
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To conclude, due to the size of the proposed plot, it is considered that the proposal would be out of character with the area and detrimental to the character and the amenities of the area.

**b) 22/03319/HOUSE The Willows, Church Road. Two storey rear extension with balcony. Alterations to existing dormer, proposed new front dormer, alterations to fenestration.**

The Committee noted that no letters of representation had been received from members of the public.

RESOLVED: That,  
no objection be submitted in respect of application 22/03319/HOUSE The Willows, Church Road. Two storey rear extension with balcony. Alterations to existing dormer, proposed new front dormer, alterations to fenestration provided it complied with Green Belt Regulations.

**c) 22/03446/HOUSE Timberlea, Church Road. Demolition of existing flank garage and erection of two storey rear extension together with two storey flank extension and internal alterations. Roof alterations with chimneys removed. Front porch.**

The Committee noted that no letters of representation had been received from members of the public.

RESOLVED: That,  
no objection be submitted in respect of application 22/03446/HOUSE Timberlea, Church Road. Demolition of existing flank garage and erection of two storey rear extension together with two storey flank extension and internal alterations. Roof alterations with chimneys removed. Front porch.

**d) 22/03424/REM Salts Farm, Fawkham Road.**

**Reserved matters: appearance, landscaping, layout, scale pursuant to conditions 1, 10, 16, 17, 19, 21, 22, 23, 24 and 25 of 22/01550/MMA related to 20/00882/OUT - Outline planning application for the erection of 26 dwellings with some matters reserved.**

Members were requested to note that the address for this application had been updated to read ***“Former Depot North of Salts Farm, Fawkham Road.”***

RESOLVED: That,  
no additional comments be submitted in respect of application 22/03424/REM Former Depot North of Salts Farm, Fawkham Road.  
Reserved matters: appearance, landscaping, layout, scale pursuant to conditions 1, 10, 16, 17, 19, 21, 22, 23, 24 and 25 of 22/01550/MMA related to 20/00882/OUT - Outline planning application for the erection of 26 dwellings with some matters reserved

*10:10 Cllr Colwell left the meeting.*

**e) 22/03453/HOUSE Gavarnie, Ash Road. Ground and first floor extensions to rear and side, incorporating existing garage. Roof alterations.**

The Committee noted that no letters of representation had been received from members of the public.

RESOLVED: That,  
no objection be submitted in respect of application 22/03453/HOUSE Gavarnie, Ash Road. Ground and first floor extensions to rear and side, incorporating existing garage. Roof alterations.

*10:14 Cllr Colwell re-joined the meeting*

**f) 22/01785/FUL Garages at Cheyne Walk, Bramblefield Close.**

**Demolition of existing garage block, erection of a three storey apartment block and reconfiguration of surplus garages to create a new bin and cycle store.**

**The applicant has provided additional information on ecology and vibration impacts, and a long section drawing. No change to proposed development.**

RESOLVED: That,  
no additional comments be submitted in respect of application 22/01785/FUL Garages at Cheyne Walk, Bramblefield Close.  
Demolition of existing garage block, erection of a three storey apartment block and reconfiguration of surplus garages to create a new bin and cycle store.

**5. Members had been requested to receive and note the following planning decisions:**

Application no	Site	Description and SDC decision	HPC comment
22/02792/HOUSE	9 Ash Road	Single storey side extension  <b>Granted</b>	No objection
22/02684/HOUSE	Clifton, 2A Green Way	Erection of boundary wall and railings and garage.  <b>Granted</b>	Objection - Concerns that due to the proposed height of the wall (1.85m) and the lack of a visibility splay, that electric gates at this location will cause a safety issue close to the junction of Green Way and Ash Road.
22/02905/HOUSE	Marsworth, Church Road	Single storey rear/side extension  <b>Granted</b>	No objection

Application no	Site	Description and SDC decision	HPC comment
22/02380/FUL	Rose Cottage Farm, Church Road	Demolition of existing dwelling and erection of a new dwelling, formation of new driveway and new vehicle access and associated landscaping.  <b>Withdrawn</b>	No objection provided it complies with Green Belt Regulations.
22/01509/FUL	Land West of Highlands, Ash Road	Erection of a single storey dwelling. Demolition of existing outbuildings. Amended roof plan and additional gate elevation  <b>Granted</b>	No objection
22/02605/HOUSE	43, Springcroft, Hartley	Ground and first floor rear extension. <b>Granted.</b>	No objection

## 6. Planning Appeals

**Site: Greenacre, Castle Hill.**

**Development: Proposed part two storey, part single storey rear extension with roof light. Alterations to fenestration.**

Members had been requested to note that an appeal had been made to the Secretary of State against the condition(s) imposed by Sevenoaks District Council on the original planning decision.

As there is no statutory requirement to publicise this application, this is for information purposes only.

## 7. Tree Preservation Order

**Application for consent to cut down, prune or uproot trees covered by a Tree Preservation Order.**

**Site: 10, Old Downs, Hartley**

**Ref: 22/03493/WTPO**

**Development: Works to 1 Lime Tree**

Members had been requested to note that this application had been received by Sevenoaks District Council to carry out operations described above.

As there is no statutory requirement to publicise this application, this is for information purposes only.

## 8. Sevenoaks District Council Local Plan

Cllr Alford had given a brief report at the Council meeting on 19<sup>th</sup> December. Responses to the Sevenoaks District Local Plan 2040 should be submitted by 11:59pm on Wednesday 11<sup>th</sup> January 2023.

The report from the Planning Consultant, engaged by the Parish Council, had been received and circulated. Delegated authority had been given to the Chairman, Vice-Chairman, Cllr Ian Ross and Mark Heeley from the Neighbourhood Steering Group to prepare a draft response for consideration by the Planning Committee.

Delegated authority was given to the Planning Committee to respond to the Sevenoaks District Local Plan 2040 on behalf of the Parish Council.

Members agreed that the response to the 'Short Survey' should be submitted to Sevenoaks District Council as agreed at the Parish Council meeting, including the Introduction as written by the Planning Consultant. The full report prepared by the Planning Consultant would be attached and submitted before the deadline of 11:59

RESOLVED: That,  
The response to the 'Short Survey' for the Sevenoaks District Local Plan 2040 be submitted using the Planning Consultants Introduction in question 16 and attaching the full report at the end of the survey.

## 9. Planning Enforcement Updates

A verbal update was given on the enforcement cases currently being considered by Sevenoaks District Council Enforcement Team.

## 10. Date of the next meeting

Wednesday 25<sup>th</sup> January commencing at 10:00 a.m.

Site inspections will commence at 09:45 a.m. or earlier, depending on the number of visits required.

The meeting closed at 10:30 a.m.

Signed: .....

Date: .....

Chairman of the Planning Committee.