

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 3rd MAY 2023 AT 10:00 a.m.

Present:
Cllr L Abraham
Cllr A Oxtoby
Cllr B Ramsay
Cllr I Ross
Cllr V Sewell

In attendance:
Cllr L Driscoll, Mrs J Tyrrell (*Assistant Clerk*).

Before the start of the meeting, members of the Committee inspected the application sites 23/01058/HOUSE Lasela, Gresham Avenue, Hartley.

1. Apologies

Apologies for absence were received from Cllr Alford and Cllr Colwell.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 5th April 2023, be approved and signed by the Chairman as a correct record.

4. Planning Applications

a) 23/01058/HOUSE Lasela, Gresham Avenue. Construction of a single storey wrap-around extension, demolition of the garage. Soft landscaping.

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 23/01058/HOUSE Lasela, Gresham Avenue. Construction of a single storey wrap-around extension, demolition of the garage. Soft landscaping.

5. Planning Decisions:

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
23/00423/HOUSE	Lone Oak, Castle Hill	Proposed single storey side extension, new pitched roof to existing ground floor	No objection provided it complied with Green Belt Regulations and

Application no	Site	Description and SDC decision	HPC comment
		<p>extension, internal alterations & garden landscaping.</p> <p>Granted</p>	<p>that the previous permissions granted, were taken into account.</p>
23/00226/HOUSE	11, Old Downs, Hartley	<p>Demolition of existing conservatory. Front dormer extension and garage conversion. Alterations to fenestration.</p> <p>Granted</p>	<p>No objection.</p>
23/00382/LBCALT	Hartley Court, Church Road.	<p>Reconstruction of Grade II listed barn.</p> <p>Refused.</p>	<p>The Parish Council has concerns about the size of this proposed development and requests to see documented evidence of the original size of the barn. The site is an “Archaeological Sensitive” site and contrary to the information provided on the Heritage Statement (Page 6,Item 5.8), the site is immediately adjacent to a Norman church which is Grade I Listed and therefore, the Parish Council requests any relevant authorities are consulted. In addition, the Parish Council requests the opinion of a Conservation Officer on this case.</p> <p>The Parish Council also objects to the removal of the trees and can see no evidence to support their removal.</p> <p>The Parish Council has concerns about the size of this proposed development and requests to see documented evidence of the original size of the barn. The site is an “Archaeological Sensitive” site and contrary to the information provided on the Heritage Statement (Page 6,Item 5.8), the site is immediately adjacent to a Norman church which is Grade I Listed and therefore, the Parish Council requests any relevant authorities are consulted. In addition, the Parish Council requests the opinion of a Conservation Officer on this case.</p> <p>The Parish Council also objects to the removal of the trees and can see no evidence to support their removal.</p>
23/00381/HOUSE	Hartley Court, Church Road.	<p>Reconstruction of Grade II listed barn.</p> <p>Refused.</p>	<p>The Parish Council has concerns about the size of this proposed development and requests to see documented evidence of the original size of the barn. The site is an “Archaeological</p>

Application no	Site	Description and SDC decision	HPC comment
			<p>Sensitive" site and contrary to the information provided on the Heritage Statement (Page 6,Item 5.8), the site is immediately adjacent to a Norman church which is Grade I Listed and therefore, the Parish Council requests any relevant authorities are consulted. In addition, the Parish Council requests the opinion of a Conservation Officer on this case.</p> <p>The Parish Council also objects to the removal of the trees and can see no evidence to support their removal.</p> <p>The Parish Council has concerns about the size of this proposed development and requests to see documented evidence of the original size of the barn.</p> <p>The site is an "Archaeological Sensitive" site and contrary to the information provided on the Heritage Statement (Page 6,Item 5.8), the site is immediately adjacent to a Norman church which is Grade I Listed and therefore, the Parish Council requests any relevant authorities are consulted. In addition, the Parish Council requests the opinion of a Conservation Officer on this case.</p> <p>The Parish Council also objects to the removal of the trees and can see no evidence to support their removal.</p>
23/00476/HOUSE	The Poplars, Church Road.	<p>Infill between existing roof pitches creating additional habitable space. Single storey extension. Dormer windows. Balustrading. Replacement of steps. Alterations to fenestration. Skylights.</p> <p>Application withdrawn.</p>	<p>Hartley Parish Council objects. It is considered that this proposal along with the cumulative impact of existing extensions to the original dwelling would detrimentally harm the openness to the Green Belt due to the increase in scale, bulk and mass to the original dwelling.</p>

6. Planning Appeals

Site: Greenacre, Castle Hill (22/00152/HOUSE)

Development: Proposed part two storey, part single storey rear extension with roof light. Alterations to fenestration. **Amended Consultation - Amendment to the two storey rear extension and it being repositioned.**

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

The appeal had been **allowed** but had been varied by deleting condition No.4 and substituting it for a different condition.

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

7. Planning Enforcement Updates

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

8. Date of the next meeting

Wednesday 17th May 2023 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 10:15 a.m.

Signed:

Date:

Chairman of the Planning Committee.