

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 31ST MAY 2023 AT 10:00 a.m.

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Present:  
Cllr L Abraham  
Cllr L Driscoll  
Cllr B Ramsay  
Cllr I Ross

In attendance:  
Cllr Perry Cole  
8 members of the public  
Mrs J Tyrrell (*Assistant Clerk*).

*Before the start of the meeting, members of the Committee inspected the application sites 23/01204/FUL 11-13 Eaton Square, Bramblefield Close*

### 1. Apologies

Apologies for absence were received from Cllr Oxtoby and Cllr Sewell.

### 2. Declarations of Interest

Cllr Driscoll declared an interest being a neighbour of 14 Fairby Lane.

### 3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 17 <sup>th</sup> May 2023, be approved and signed by the Chairman as a correct record.
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Pursuant to Standing Order 3 (e) the Chairman of the Planning Committee invited members of the public present at the meeting who wished to make representations, answer questions or give evidence in respect of any item of business included on the agenda to express an interest. 4 members of the public expressed an interest in making representations, answering questions or giving evidence.

### 4. Planning Applications

**a) 23/01204/FUL 11-13 Eaton Square, Bramblefield Close. Front and rear extension of flats 12 & 13 Eaton Square enabling expansion of two 1-bedroom apartments to 2-bedroom apartments. Erection of 3 no. additional apartments at the first floor level of nos. 11-13 Eaton Square.**

The Committee noted that three letters of representation had been received from members of the public.

RESOLVED: That, An objection be raised in respect of application 23/01204/FUL 11-13 Eaton Square, Bramblefield Close. Front and rear extension of flats 12 & 13 Eaton Square enabling expansion of two 1-bedroom apartments to 2-bedroom apartments. Erection of 3 no. additional apartments at the first floor level of nos. 11-13 Eaton Square.
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The proposal, due to its siting and scale, would result in an unduly prominent, obtrusive and unneighbourly form of development which would seriously detract from the visual amenities of the street scene and to the detriment of the neighbouring properties. The neighbouring properties would be impacted by a loss of light and privacy with the proposed development and the addition of 4 parking spaces is considered in adequate.

**b) 22/02930/FUL Sancta Maria. Manor Drive. Extend and subdivide existing dwelling into two separate dwellings and erection of 1 dwelling to the rear, with associated landscaping.**

**\*Amended consultation\***

**A flood risk assessment and surface water drainage strategy has been provided.**

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

RESOLVED: That,  
No additional comments be submitted in respect of application 22/02930/FUL Sancta Maria. Manor Drive Extend and subdivide existing dwelling into two separate dwellings and erection of 1 dwelling to the rear, with associated landscaping.

## 7. Correspondence

RESOLVED That,  
Pursuant to Standing Order 5 (a) (vi), the order of business be altered so that agenda item 7, correspondence, be brought forward.

Members noted correspondence received from 2 residents regarding planning permission granted by Sevenoaks District Council Ref: 23/00496/HOUSE – Woodside, 14, Fairby Lane.

As permission had already been granted on this application, members of the public were advised that there was nothing that the Parish Council could do to assist them further. The only suggestion would be to seek the advice of a Solicitor specialising in Planning Law or ultimately a Barrister, to legally challenge the decision made by Sevenoaks District Council.

*10:35 members of the public left the meeting.*

## 5. Planning Decisions:

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
23/00743/HOUSE	Bay Lodge, Ash Road	Proposed side and rear extension. First floor side and rear extension. Erection of a garage. External alterations. <b>Granted</b>	No objection provided proposal complies with Green Belt Regulations.

Application no	Site	Description and SDC decision	HPC comment
23/00624/OUT	Land North of Langley, Ash Road	<p>Outline application for erection of 4 detached self-build custom build houses with amenity land, car parking and ancillary works with all matters reserved.</p> <p><b>Refused</b></p>	<p>An objection be raised. The proposal, because of its size and design and prominence in the street scene would represent an unsympathetic, obtrusive and unneighbourly form of development which would seriously detract from the amenities of the street scene and be harmful to the openness and character of the Green Belt. There are also concerns regarding the suitability of the land as the site used to house diesel tanks.</p>

## 6. Tree Preservation Order

**Site: Old Downs Lodge, 1, Old Downs, Hartley**

**Development: Works to trees**

Members noted 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. Planning Enforcement Updates

Members received a verbal update on the enforcement cases being investigated.

## 9. Date of the next meeting

Wednesday 14<sup>th</sup> June 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 10:45 a.m.

Signed: .....

Date: .....

Chairman of the Planning Committee.