

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 14th JUNE 2023 AT 10:00 a.m.

Present:

Cllr L Abraham

Cllr L Driscoll

Cllr A Oxtoby

Cllr I Ross

Cllr V Sewell

In attendance:

Mrs J Tyrrell (*Assistant Clerk*).

1. Apologies

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

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 31 st May 2023, be approved and signed by the Chairman as a correct record.
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4. Planning Applications

23/01126/FUL Rose Cottage, Church Road. Demolition of existing dwelling, removal of various structures/hardstanding and erection of a replacement dwelling.

The Committee noted that one letter of representation had been received from members of the public.

RESOLVED: That, No objection be raised in respect of application 23/01126/FUL Rose Cottage, Church Road. Demolition of existing dwelling, removal of various structures/hardstanding and erection of a replacement dwelling. provided that the proposed dwelling would not exceed the 50% allowance of the original dwelling and not be contrary to the Green Belt Policy.

b) 22/03424/REM Former depot North of Salts Farm, Fawkham Road. Reserved matters (Appearance, landscaping, layout, Scale) pursuant to condition 1 of 22/01550/MMA for the erection of 26 dwellings with some matters reserved.

Amended Consultation – Minor variation to internal layout of proposed dwelling on Plot 13.

(Any comments made on the original submission will be considered when a decision is made. This is for information only).

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 condition 1 of 22/01550/MMA for the erection of 26 dwellings with some matters reserved.
Amended Consultation – Minor variation to internal layout of proposed dwelling on Plot 13.

5. Planning Decisions:

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
23/01058/HOUSE	Lasela, Gresham Avenue	Construction of a single storey wrap-around extension, demolition of the garage. Soft landscaping. Granted	No objection
23/00670/HOUSE	Luxor, Manor Lane	Erection of detached garage, entrance gates and alterations to driveway. Amended consultation - the siting of the proposed garage has now been amended and accordingly, the proposed site plan and block plan have been updated. Granted (Delegated Authority)	An objection be submitted . The proposed development is considered an obtrusive form of development which would seriously detract from the visual amenities of the street scene to the detriment of the character and appearance of the area. No additional comments submitted to the amended application..

6. Sevenoaks Town Neighbourhood Plan – Adoption Statement

Members noted the following information received from Sevenoaks District Council. In accordance with Regulation 20 of The Neighbourhood Planning (General) Regulations 2012 (as amended), this statement hereby gives notice that on 23rd May 2023 Sevenoaks District Council made (i.e., adopted) the Sevenoaks Town Neighbourhood Plan for the designated neighbourhood area.

This statement confirms that the Sevenoaks Town Neighbourhood Plan has legal effect as part of the Council's Statutory Development Plan. Development proposals located within the designated area will therefore be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In accordance with the Regulations, the following documents have been made available on the Sevenoaks District Council website:

[2023 Referendum Version of the Sevenoaks Town Neighbourhood Plan](#)

The documents can also be viewed at:

- Sevenoaks District Council Offices, Argyle Road, Sevenoaks, TN13 1HG
- Sevenoaks Town Council Offices, Bradbourne Vale, Sevenoaks, TN13 3QG

For further information please visit:

https://www.sevenoaks.gov.uk/info/20069153/sevenoaks_town_neighbourhood_plan/687/sevenoaks_town_neighbourhood_plan_news_and_updates

If you have any queries relating to the Sevenoaks Town Neighbourhood Plan, please contact the Strategic Planning team on 01732 227000 or planning.policy@sevenoaks.gov.uk

7. Sevenoaks Town East to West Walking, Wheeling & Cycle Route

Members noted the following information received from Sevenoaks District Council.

Sevenoaks District Council (SDC) and Kent County Council (KCC) are working together in partnership to deliver a new cycle route that connects the east and west of Sevenoaks town, allowing residents to walk, wheel and cycle safely as an alternative to using their cars for short journeys. It will provide a safe, environmentally friendly alternative to the car, helping to improve our health and air quality while cutting our carbon footprint.

Public consultation on the Sevenoaks Town East to West Walking, Wheeling and Cycling Route will commence on Thursday 1 June 2023 and runs for 6 weeks, concluding at midnight on Friday 14 July 2023. The consultation aims to raise awareness of the proposed route and gives residents the opportunity to input into the design before it is finalised.

Full details of the public consultation, including a map of the route, background documents and detailed drawings, as well as the online survey, will be available on the Council's website at www.sevenoaks.gov.uk/walkwheelcycle from Thursday 1 June 2023.

Sevenoaks District Council has also arranged two public 'drop in' sessions where you can view the proposals. Officers from Sevenoaks District Council and from Kent County Council will be on hand to answer your questions:

- ~~**Tuesday 6 June from 1pm to 4pm** (Sevenoaks District Council Offices, Argyle Road, Sevenoaks, TN13 1HG)~~
- **Wednesday 12 July from 5pm to 8pm** (Sevenoaks District Council Offices, Argyle Road, Sevenoaks, TN13 1HG)

Cllr Ross advised members present that the next stage of Sevenoaks District Council's Local Plan was expected in November or December. This stage was expected to specifically cover the Green Belt.

Cllr Ross asked members of the Committee if he should contact the Planning Consultant to ensure he would be available to assist with any extra documents that the Parish Council may need.

Cllr Oxtoby reminded members that the Consultant had already drawn up documents dealing with the Green Belt covering 1) Hartley and Fawkham and 2) Hartley and New Ash Green.

It was suggested that the next time the Steering Group are in communication with the Planning Consultant, they could mention the latest document expected from the District Council.

9. Date of the next meeting

Wednesday 28th 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 10:18 a.m.

Signed:

Date:

Chairman of the Planning Committee.