

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 26th JULY 2023 AT 10:00 a.m.

Present:

Cllr L Abraham
Cllr J Colwell
Cllr L Driscoll
Cllr B Ramsay
Cllr I Ross
Cllr V Sewell

In attendance:

Mrs J Tyrrell (*Assistant Clerk*), 1 member of the public.

Before the start of the meeting, members of the Committee inspected the application site 23/01894/HOUSE – Barncroft, Church Road.

1. Apologies

Apologies for absence were received from Cllr Oxtoby as she was attending a Highways meeting.

2. Declarations of Interest

Cllr Sewell declared an interest in item 4a, Land East of Ellerby Mews as a neighbour.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 28 th June 2023, be approved and signed by the Chairman as a correct record.

4. Planning Applications

a) 23/01140/FUL Land East of Ellerby Mews, Ash Road. Construction of a one bedroom detached bungalow and associated works.

The Committee noted that 6 letters of objection had been received from members of the public.

RESOLVED: That, No objection be raised in respect of application 23/01140/FUL Land East of Ellerby Mews, Ash Road. Construction of a one bedroom detached bungalow and associated works.

b) 23/01894/HOUSE Barncroft, Church Road. Proposed ground floor rear and side extensions. Rooflights. Alterations to fenestration.

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

RESOLVED: That,
No objection be raised in respect of application 23/01894/HOUSE Barncroft, Church Road. Proposed ground floor rear and side extensions. Rooflights. Alterations to fenestration provided it complies with Green Belt Regulations.

c) 23/01895/HOUSE The Lindan, Ash Road. Proposed alterations to vehicular access and enlargement of driveway hardstanding.

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

RESOLVED: That,
No objection be raised in respect of application 23/01895/HOUSE The Lindan, Ash Road. Proposed alterations to vehicular access and enlargement of driveway hardstanding.

d) 23/01808/HOUSE Mimosa, Ash Road. Construction of garden room, stable and store and laying of hard surface.

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

RESOLVED: That,
An objection be raised in respect of application 23/01808/HOUSE Mimosa, Ash Road. Construction of garden room, stable and store and laying of hard surface. This development, which is retrospective, is considered inappropriate development in the Green Belt and contrary to paragraph 87 & 89 of the National Planning Policy Framework.

5. Planning Decisions:

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
23/01189/HOUSE	Srinagar, Woodland Avenue	Single storey extension to rear, extension to existing garage with alterations to fenestration. Loft conversion with dormer. Enlarging roof space with dormer. New porch, rooflights and alterations to fenestration. Removal of chimney. Refused	No objection
23/01126/FUL	Rose Cottage, Church Road	Demolition of existing dwelling, removal of various structures/hardstanding and erection of a replacement dwelling. Refused	No objection provided it complies with Green Belt policies.

6a) Town & Country Planning Act 190- Appeal under Section 195/26K

Site: Elizabeth House, Ash Road, Hartley DA3 8HA

Nature: Change of use from supported living and home care to a children's home for care leavers.

An appeal has been made to the secretary of State against the Sevenoaks District Council's refusal of a Lawful Development Certificate for the proposed use as described above.

Any comments should be submitted by 9th August 2023.

Members noted this information but had no additional comments that they wished to submit.

6b) Town & Country Planning Act 190- Appeal under Section 78

Site: Chestnuts, Quakers Close Hartley DA3 7EA

Nature: Erection of 2 bed detached dwelling house with associated parking, amenity and landscaping to the East of Chestnuts.

An appeal has been made to the secretary of State against the Sevenoaks District Council's refusal of planning permission for the proposed use as described above. Any comments should be submitted by 9th August 2023.

Members noted this information but had no additional comments that they wished to submit.

6c) Town & Country Planning Act 190- Appeal

Site: Mobile Home, South View, Church Road.

Nature: Retrospective planning permission for outbuilding at Southview Lodge, Church Road.

An appeal has been made to the secretary of State against the Sevenoaks District Council's refusal of planning permission for the proposed use as described above.

Members noted this information.

7. Tree Preservation Order

Site: Ravensdowne, Gorse Way, Hartley.

Development: Oak and Beech trees – lift both trees to 3 and half metres from ground level, reduce lateral branches by up to 2 metres.

To note that this application has 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. Fawkham Neighbourhood Plan.

The draft Fawkham Neighbourhood Plan is undergoing a six week Regulation 14 consultation from 3rd July.

There is a copy in the Parish Office or it can also be found online, along with accompanying evidence reports, on the following website;
<https://fawkhampc.org.uk/neighbourhood-plan/>

The deadline for responses is 14th August 2023. Cllr Colwell offered to complete the questionnaire on behalf of the Planning Committee.

RESOLVED: That,
Cllr Colwell be given authorisation to complete the Fawkham Neighbourhood Plan questionnaire on behalf of the Planning Committee.

9. Swanley Urban Area Local Walking and Cycling Infrastructure Plan

Sevenoaks District Council has commissioned Sustrans to provide a comprehensive Local Walking and Cycling Infrastructure Plan (LCWIP) for the Swanley Urban Area. This covers Swanley Town and the surrounding areas.

The plan will identify a number of walking and cycling routes to encourage residents, commuters, and visitors to move more sustainably around the area. The development of the LCWIP includes a review of existing conditions, consultation with stakeholders and recommendations which will be used for future funding bids.

As part of the consultation, you will be asked to comment on the map, to identify barriers to walking and cycling, as well as potential cycle routes and walking zones. This survey aims to gather your local knowledge and experience of walking and cycling in and around Swanley. Please feel free to share the map link with your network. The survey period will run until Monday 31st July 2023.

All of the comments will help shape the Swanley Local Cycling and Walking Infrastructure Plan (LCWIP), which will identify a walking and cycling network for improvement in the short and long term future.

Members received and noted this information.

10. Sevenoaks District Council Local Plan

Members had been requested to consider the following statement from the agenda papers of the Development Conservation Advisory Committee at Sevenoaks District Council;

Development Strategy

The previous Local Plan consultation (Regulation 18) focused on optimising densities and maximising opportunities in existing settlements, including on brownfield land. However, the District is unable to meet needs (712 dwellings pa) with the existing urban areas, and there is a severe shortage of housing and particularly affordable housing.

The next Regulation 18 consultation in the late autumn will therefore take a more district-wide approach. SDC will continue to focus on optimising development opportunities in our existing towns and service settlements, but will also consider the potential contribution of Green Belt land, in exceptional circumstances. To this end, a Stage 2 Green Belt Assessment has been undertaken, focusing in more finer-grain detail on the areas adjacent to our eight higher-tier settlements, which will assist in the site selection process. Where land is considered to be underperforming Green Belt, and where it is sustainably located next to a town or service settlement, and where there are no other over-riding constraints, these sites will be included as options within the next Local Plan consultation. We will also continue to liaise with our neighbouring authorities under the Duty to Co-operate, to understand if they are able to assist in meeting development needs.

Cllr Ross advised Members that this statement would be discussed by Members of the Neighbourhood Plan Steering Group at their next meeting. He also reported that the Planning Consultant had also been given this information in preparation for the next stage of the Consultation which was due in the Autumn.

11. Date of the next meeting

Wednesday 12th July 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 10:35 a.m.

Signed:

Date:

Chairman of the Planning Committee.