

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 25th JANUARY 2023 AT 10:00 a.m.

Present:
Cllr L Abraham
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 site 22/03564/FUL Greensleeves, Church Road.

1. Apologies

Apologies for absence were received from Cllr C Alford and Cllr A Oxtoby.

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 11th January 2023, be approved and signed by the Chairman as a correct record.

4. Planning Applications

a) 22/02998/HOUSE 31, Springcroft. Amended consultation - Loft conversion to habitable space with new front/rear dormers. Single storey rear extension.

Amended plans to the side elevation and front dormers

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 22/02998/HOUSE 31, Springcroft. Amended consultation - Loft conversion to habitable space with new front/rear dormers. Single storey rear extension.

b) 22/03189/HOUSE Long Acre, Church Road. Replacement Garage.

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 22/03189/HOUSE Long Acre, Church Road, replacement Garage *provided* it complies with Green Belt Regulations.

c) 22/03564/FUL Greensleeves, Church Road. Demolition of existing house and erection of replacement dwelling.

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 22/03564/FUL Greensleeves, Church Road. Demolition of existing house and erection of replacement dwelling *provided* it complies with Green Belt Regulations.

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

Application no	Site	Description and SDC decision	HPC comment
22/02931/FUL	Sancta Maria, Manor Drive	<p>Converting existing dwelling into two separate dwellings and erection of 2 additional dwellings to the rear.</p> <p>Application has been withdrawn.</p>	<p>The Parish Council objects to this application for the following reasons; The proposed development does not reflect the established pattern and character of existing development in this location. The proposal would be detrimental to the residential amenities of the local area and would detract from the outlook, privacy and enjoyment of the occupants of the adjoining dwellings. The proposal of using the existing driveway to serve the proposed development would be detrimental to the amenities of adjoining residents and those of the existing dwelling by reason of noise, fumes and general disturbance from vehicles entering and leaving the site. The proposal would also detract from the generally open character of the site when viewed from neighbouring land and properties, including the adjoining Green Belt. In addition, there are also concerns that there is insufficient vehicle provision.</p>

6. Planning Appeals

Site: 44, Wellfield (22/00793/HOUSE)

Development: Part single, part two storey, rear and side extensions.

Members had been requested to note that the appeal made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above had been ***allowed***.

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: Mark House, Ash Road.

Ref: 23/00051/WTPO

Development: Various works to trees.

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. Sevenoaks District Council Local Plan

Cllr Ross had prepared a report following the meeting with Sevenoaks District Council on the 18th January 2023 to discuss the Settlement Hierarchy.

Cllr Oxtoby and Cllr Cole were also in attendance and the meeting was requested to discuss the classification of Hartley as a “Service Village” – a category that Hartley Parish Council objects to.

Despite the meeting, Cllr Ross was not confident that any changes would be made to our classification and Cllr Oxtoby suggested that a letter is sent to Emma Coffin thanking her for the meeting but advising that we still object to being classified as a ‘Service Village’ instead of a ‘Village’.

RESOLVED: That,

A letter is sent to Emma Coffin at Sevenoaks District Council thanking her for the meeting but confirming that the Council still does not accept the classification as a Service Village for Hartley.

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 8th February 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.