

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 6<sup>th</sup> SEPTEMBER 2023 AT 10:00 a.m.

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Present:

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

In attendance:

Mrs J Tyrrell (*Assistant Clerk*)

### 1. Apologies

There were no apologies for absence.

### 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 23 <sup>rd</sup> August 2023, be approved and signed by the Chairman as a correct record.
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### 4. Planning Applications

#### **23/02116/HOUSE 18, Copseside. Conversion of a single storey garage to the West elevation with rooflight.**

Members were advised that the description of the proposal had been amended by Sevenoaks District Council from “*Conversion of a single storey garage to the West elevation with rooflight.*” to read “*Building of a single storey flat roof garage to the side of the house*”.

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 23/02116/HOUSE 18,Copseside. Building of a single storey flat roof garage to the side of the house.
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### 5. Planning Decisions:

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
23/01140/FUL	Land East of 5 Ellerby Mews	Construction of a one bedroom detached bungalow and associated works.  <b>Refused</b>	No objection
23/01894/HOUSE	Barncroft, Church Road	Proposed ground floor rear and side extensions. Rooflights. Alterations to fenestration.  <b>Granted</b>	No objection provided it complies with Green Belt Policies
23/01895/HOUSE	The Lindan, Ash Road	Proposed alterations to vehicular access and enlargement of driveway hard standing.  <b>Granted</b>	No objection

## 6. Prior Approval Extensions

**Site: Lund, Woodland Avenue Hartley DA3 8BL**

**Nature: Prior Notification of a single storey rear extension which extends 6M beyond the rear wall of the original dwelling house with a maximum height of 3m and eaves height of 3m.**

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 was for information purposes only.

## 7. Sevenoaks District Council Local Plan – Settlement Hierarchy

Members had been requested to consider the next stage in objecting to the designation of Hartley as a “Service Village” to the Chief Executive of Sevenoaks District Council.

Cllr Ross reminded members of the background to the designation and also of the objection that Hartley Parish Council had made.

Sevenoaks District Council had declined the Council’s request for the re-designation of the village but Members felt that if Hartley remains as a “Service Village”, it was more likely that it would fall under the category of “*eight higher tier settlements*” to be included within the next Local Plan Consultation and therefore be more likely to be developed further.

Cllr Ross proposed that a letter is sent to Sevenoaks District Council explaining the reasons why Hartley should be re-designated and to include in this letter, the following points;

- National Policy stating the need to protect farming land
- The impact of future development on the Infrastructure in Hartley, in particular the unsuitability of Fawkham Valley Road/traffic volumes on Ash Road.
- Proof that the land at the rear of Downs Valley is being used to grow crops and therefore is not “underperforming land” as stated by The Billings Group
- Concerns raised by the Water Companies when the proposal was originally put forward in 1987

RESOLVED: That,  
Cllr Ross draft a letter to be sent to Sevenoaks District Council with further objections to the designation of Hartley as a Service Village and the explanations for the objection. Once approved, the letter be sent to the District Council.

### **8. Sevenoaks District Council Local Plan – Planning Consultant**

Members had been requested to consider whether the Parish Council wishes to formally instruct the Planning Consultant, Tony Fulwood, to act on behalf of Hartley Parish Council in regards to the Local Plan.

Cllr Ross explained that although Tony had been asked to prepare any necessary documents verbally, for clarity, this should be formalised in writing.

RESOLVED: That,  
Cllr Ross write an email to the Planning Consultant, Tony Fulwood, asking him to act on behalf of the Parish Council at the next stage of the Local Plan namely the Green Belt Assessment around December.

### **9. Date of the next meeting**

Wednesday 20<sup>th</sup> September 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.