**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 20th SEPTEMBER 2023 AT 10:00 a.m.**

**Present:**

Cllr L Abraham

Cllr J Colwell

Cllr L Driscoll

Cllr A Oxtoby

Cllr V Sewell

In attendance:

Mrs H Boden *(Clerk)*

Before the start of the meeting, members of the Committee inspected the application site 23/02533/HOUSE, Srinagar, Woodland Avenue.

**1. Apologies**

Apologies for absence had been received from Cllr Brian Ramsay and Cllr Ian Ross.

**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 6th September 2023, be approved and signed by the Chairman as a correct record.

# 4. Planning Applications

**23/02533/HOUSE, Srinagar, Woodland Avenue. Single storey rear extension. Extension to existing garage. Loft conversion with dormer. Removal of chimney. New porch. New gate. Steps. Rooflights. Alterations to fenestration.**

The Committee noted that two letters of representation, objecting to the application, had been received from members of the public.

RESOLVED: That,

no objection be raised in respect of application 23/02533/HOUSE, Srinagar, Woodland Avenue, for a single storey rear extension, extension to existing garage, loft conversion with dormer, removal of chimney, new porch, new gate, steps, rooflights and alterations to fenestration.

# 5. Planning Decisions:

RESOLVED: That,

The following planning decisions be received and noted:

| **Application no** | **Site** | **Description and**  **SDC decision** | **HPC comment** |
| --- | --- | --- | --- |
| 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.  **Granted** | Objection - 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. |
| 23/01808/HOUSE | Mimosa Ash Road | Construction of garden room, stable and store and laying of hard surface.  **Refused** | Objection -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. |

# 6. TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

**Kent Mineral Sites Plan: Second Call for Sites - Hard Rock - August 2023**

The Committee noted that a review of the Kent Minerals and Waste Local Plan is being undertaken which would extend the Plan period to 2039. Following a review of data on mineral reserves and sales across the county, there is a need to identify an additional site or sites for the working of hard rock, in order that the Plan can make adequate mineral provision over this period.

A Call for Sites for the potential allocation of a site/s for the extraction of hard rock took place between October and December 2022. One site was nominated in response to the call for sites - Land to the South and West of Hermitage Lane, Aylesford. This nominated hard rock site was subject to public consultation from June to July 2023.

In response to the views received the County Council is giving relevant stakeholders and interested parties a further opportunity to propose sites for the potential allocation of a **hard rock** quarry to meet identified need within the Kent Minerals and Waste Local Plan 2024-2039. The hard (crushed) rock requirement shortfall is estimated at **17.38 million tonnes** over the Plan period.

**The second Call for Sites runs from Thursday 31st August 2023 until Thursday 12th October 2023.**

RESOLVED: That,

(1) the Kent Mineral Sites Plan: Second Call for Sites - Hard Rock - August 2023, be noted and,

(2) no response be submitted by the Parish Council.

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

The Committee considered a draft letter, objecting to the designation of Hartley as a “Service Village” in the Sevenoaks District Council Local Plan – Settlement Hierarchy.

RESOLVED: That,

that the draft letter be approved and sent to the Chief Executive of Sevenoaks District Council c/o the Senior Planning Officer.

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

The Committee considered a draft letter, engaging the services of a Planning Consultant to assist the Parish Council with its response to the consultation process of the Sevenoaks District Council Local Plan.

RESOLVED: That,

the draft letter be approved and sent to the Planning Consultant.

# 9. Date of the next meeting

Wednesday 4th October 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 10:25 a.m.

Signed: …………………………………. Date: ………………..

Chairman of the Planning Committee.