

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 A Oxtoby
Cllr I Ross

In attendance:
Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

Apologies for absence were received from Cllr B 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 26 th July 2023, be approved and signed by the Chairman as a correct record.

4. Planning Applications

a) 23/02072/HOUSE Annexe at Quay House, Ash Road. Confirmation that use of building to rear of Quay House as an independent dwelling is lawful.

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 23/02072/HOUSE Annexe at Quay House, Ash Road. Confirmation that use of building to rear of Quay House as an independent dwelling is lawful. The Parish Council would request that a detailed search of the history of this property is undertaken in regards to permitted development. The Parish Council was led to believe that the permitted development rights of the property Elwine have been used on this property. The Parish Council also questions if the boundary marked on the site location plan is accurate as the boundary is shown running <i>through</i> the property.
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b) 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.

Amended Consultation – Minor amendments to the window positioning and sizes and daylight assessment from neighbouring window added.

(Any comments made on the original application will be considered when the decision is made. Any additional comments will also be considered).

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

RESOLVED: That,
No additional comments be submitted for application 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.

5. Planning Decisions:

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
23/01549/HOUSE	7, Springcroft	Creation of new dormer to front road facing elevation. Granted	No objection.
23/01321/HOUSE	Oak Lodge, Church Road	Erection of a detached pool house building and single storey rear extension to the existing dwelling. Refused	Objection. This proposal, by virtue of its design, bulk and scale, is considered inappropriate development in the Green Belt and harmful to its openness and permanence (Policy GB4). Due to the percentage increase, it is also considered overdevelopment of the site, contrary to Green Belt Regulations.

6) Town & Country Planning Act 190- Appeal

Site: Land north of Langley, Ash Road, Hartley DA3 8HA

Nature: Outline application for erection of 4 detached self build/custom build houses with amenity land, car parking and ancillary works with all matters reserved.

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 but had no additional comments that they wished to submit.

7. Planning Enforcement Updates

Members received a verbal update on the enforcement cases being investigated.

8. Proposed Main Modification to the Dartford Local Plan Consultation

Members were requested to note that following public hearings in 2022 and May 2023 examining Plan soundness and considering the representations, the inspector has agreed a consultation on proposed main modifications to the Plan. The enclosed notice sets out consultation arrangements

If you would like to respond, **comments must be received by 5pm 25th September 2023** to localplan@dartford.gov.uk or by post to Planning Policy Team, Civic Centre, Home Gardens, Dartford Kent DA1 1DR.

The consultation is only seeking views on the proposed Main Modifications. It is not an opportunity to raise matters that either were, or could have been, part of the earlier representations or hearings sessions on the submitted plan.

To see the Proposed Main Modifications and two further associated consultation documents, they are available for inspection in the consultation period at the following locations:

- Dartford Central Library Market Street Dartford Kent DA1 1EU
- Greenhithe Library: 45 London Road Greenhithe Kent DA9 9EJ
- Civic Centre, Home Gardens, Dartford, Kent DA1 1DR (where hard copy background document are also available on request).

Members noted this information but had no comments to submit.

9. Date of the next meeting

Wednesday 6th 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 10:40 a.m.

Signed:

Date:

Chairman of the Planning Committee.