

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY LIBRARY ON 13th MARCH 2024 AT 10:00 a.m.

Present:

Cllr L Abraham
Cllr J Colwell.
Cllr L Driscoll
Cllr A Oxtoby
Cllr B Ramsay

Before the start of the meeting, members of the Committee inspected the application sites 24/00229/HOUSE St Margaret's, Larks Field, 24/00327/HOUSE Yew Cottage, Castle Hill and 24/00345/HOUSE Cherry Trees Gorse Way.

1. Apologies

Apologies for absence were received from Cllr I Ross and Cllr V Sewell

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 17th January 2024, be approved and signed by the Chairman as a correct record.

4. Planning applications

a) 23/03432/FUL Merricks, Gorse Way. Demolition of existing dwelling and replace with two two-storey detached dwellings with integral garages and associated landscaping.

Amended application

- 1) A Tree Protection Plan, an amended site plan and landscape plan have been submitted following a Consultee comment.**
- 2) Layout of fenestration has been amended.**

Members were reminded that any comments made on the original application would be considered when the decision is made.

RESOLVED: That,
No additional comments be submitted in respect of application 23/03432/FUL Merricks, Gorse Way. Demolition of existing dwelling and replace with two two-storey detached dwellings with integral garages and associated landscaping.

b) 23/02785/HOUSE The Cottage, Hartley Bottom Road.

Demolition of an existing single storey side extension and replacement with a one a half storey extension, re cladding of existing structure, removal of existing outbuildings, partial removal of existing hardstanding and associated landscaping works.

Amended application

A preliminary bat roosting assessment has been provided after KCC Ecology requested it. There has been some roosting potential identified in one area which has been used as a roost historically. Further emergence surveys are required. The applicant has requested that these surveys be attached to the decision notice as a pre-commencement condition.

Members were reminded that any comments made on the original application would be considered when the decision is made.

RESOLVED: That,

No additional comments be submitted in respect of application 23/02785/HOUSE The Cottage, Hartley Bottom Road.

Demolition of an existing single storey side extension and replacement with a one a half storey extension, re cladding of existing structure, removal of existing outbuildings, partial removal of existing hardstanding and associated landscaping works.

c) 23//03600/FUL Waverley, Gorsewood Road. Demolition of existing timber frame bungalow and detached concrete garage block and erection of a new 4 bed dwelling with garage block.

Amended application

Additional information has been submitted including a Construction Management Plan. The site plan and layout have been amended so as to limit the impact on the trees running along the boundary. Additionally, the floor plans and roof plans have been amended to accurately show the inclusion of the dormers indicated on the elevations.

Members were reminded that any comments made on the original application would be considered when the decision is made.

RESOLVED: That,

No additional comments be submitted in respect of respect of application 23//03600/FUL Waverley, Gorsewood Road. Demolition of existing timber frame bungalow and detached concrete garage block and erection of a new 4 bed dwelling with garage block.

d) 24/00229/HOUSE St Margaret's (Stanage), Larks Field. Proposed first floor side and rear extension with loft new conversion with rooflights, removal of chimney stack and new garage/workshop.

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

RESOLVED: That,

An objection be submitted in respect of application 24/00229/HOUSE St Margaret's (Stanage), Larks Field. Proposed first floor side and rear extension with loft new conversion with rooflights, removal of chimney stack and new garage/workshop. The proposed side extension, by virtue of its scale and bulk and proximity to the boundary, would harm the character and openness of the street scene. It would also have a negative impact on the neighbouring property due to loss of light. The Parish Council has further concerns of the future use of a large workshop and whether it would be for domestic or business use.

e) 24/00242/HOUSE Barncroft, Church Road. Proposed roof alterations, alterations to fenestration.

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 24/00242/HOUSE Barncroft, Church Road. Proposed roof alterations, alterations to fenestration.

f) 24/00345/HOUSE Cherry Trees, Gorse Way. Proposed single storey rear and side extension. Proposed single storey front extension.

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 24/00345/HOUSE Cherry Trees, Gorse Way. Proposed single storey rear and side extension. Proposed single storey front extension..

g) 24/00327/HOUSE Yew Cottage, Castle Hill. Dismantling of old greenhouse and replacement with a wooden home office on the same footprint. Erection of wooden rose pergola.

The Committee noted that one letter of objection had been received from members of the public.

RESOLVED: That,

No objection be submitted in respect of application 24/00327/HOUSE Yew Cottage, Castle Hill. Dismantling of old greenhouse and replacement with a wooden home office on the same footprint. Erection of wooden rose pergola.

h) 24/00328//LBCALT Yew Cottage, Castle Hill. Dismantling of old greenhouse and replacement with a wooden home office on the same footprint. Erection of wooden rose pergola.

The Committee noted that one letter of objection had been received from members of the public.

RESOLVED: That,

No objection be submitted in respect of application 24/00327/LBCALT Yew Cottage, Castle Hill. Dismantling of old greenhouse and replacement with a wooden home office on the same footprint. Erection of wooden rose pergola.

5. Planning Decisions.

Correspondence had been received in respect of application 23/03227/FUL The Barn, Hartley Wood Corner, Manor Drive. This was read out to the members of the Committee.

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
23/03390/HOUSE	Highfield, Gorse Way	Double storey side extension and reconstruction of front canopy porch. Granted	No objection
23/03382/HOUSE	14, Green Way	Single storey side extension. Granted	No objection
23/03383/HOUSE	14, Green Way	Demolition of existing rear conservatory and erection of a rear orangery. Alterations to fenestration. Granted	No objection
23/03156/HOUSE	Thames View Farm, Church Road	Erection of detached garage and formation of handstanding/parking area	Objection - The proposed garage due to its siting and significant forward projection from the main

Application no	Site	Description and SDC decision	HPC comment
		<p>with new ramp and steps.</p> <p>Refused</p>	<p>body of the house towards the highway, would result in an unduly prominent and obtrusive form of development which would seriously detract from the visual amenities of the street scene to the detriment of the character of the area.</p>
23/03158/HOUSE	Thames View Farm, Church Road	<p>Retrospective Application - Increase height of existing boundary wall piers to 2m. Increase height of existing wall to 1.8m using aluminum panel insets between piers and installation of new 1.6m high entrance gate.</p>	<p>Objection – the proposal is considered over height and inappropriate development in the Green Belt, harmful to its openness and permanence.</p>
23/03462/MMA	Barncroft, Church Road	<p>Amendment to 23/01894/HOUSE.</p> <p>To note that the above application has been WITHDRAWN.</p>	<p>No objection.</p>
23/03227/FUL	The Barn, Hartley Wood Corner, Manor Drive	<p>Change of use and conversion of existing barn to provide 1no. dwelling with associated amenity space, parking and landscaping.</p> <p>Granted</p>	<p>Hartley Parish Council objects to the proposed application as it is considered to be overdevelopment of the site. The Parish Council also has concerns that the proposed development would not see at least 75% of the original structure maintained. There are also concerns for the privacy for the immediate neighbours.</p>
23/03655/HOUSE	18, Copseside	<p>Demolition of existing conservatory, erection of single storey flat roofed side/rear extension with rooflights and construction of a front porch. Changes to fenestration and external materials.</p> <p>Granted</p>	<p>No objection.</p>

Application no	Site	Description and SDC decision	HPC comment

6. Planning Appeals

RESOLVED: That,

The following planning appeals be received and noted:

a) Appeal Ref: APP/G2245/X/22/3295526

SDC Ref: 22/00034/LDCPR

Site: Ship Cottage, Church Road, Hartley.

Nature: New single storey side extension.

To note that the appeal made to the Secretary of State against the Sevenoaks District Council’s refusal of a certificate of lawful use for the development described above has been **ALLOWED**.

b) SDC Ref: 24/00012/RFPLN

Site: Land East of 5, Ellerby Mews, Ash Road, Hartley.

Nature: Construction of a one bedroom detached bungalow and associated works.

To note that the appeal has been made to the Secretary of State against the Sevenoaks District Council’s refusal of a planning permission.

c) Appeal Ref: APP/G2245/W/23/3329775

SDC Ref: 23/00072/RFPLN

Site: Rose Cottage Farm, Church Road, Hartley.

Nature: Demolition of existing dwelling, removal of various structures/hardstanding, and erection of a replacement dwelling.

To note that the appeal has been made to the Secretary of State against the Sevenoaks District Council’s refusal of a planning permission.

7. Prior Notification

SDC Ref: 24/00250/LDCPR

Site: Romney Cottage, Stack Lane, Hartley, Kent DA3 BL

Development: Erection of a single-storey rear extension following demolition of existing store and conservatory/lean-to together with erection of front porch canopy.

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.

8. Planning Enforcement Updates

The Assistant Clerk gave a verbal report on the cases that had been reported to Planning Enforcement.

9. Kent Mineral and Waste Local Plan 2024-39

Pre-submission Draft (regulation 19) Public Consultation.

The Kent Minerals and Waste Local Plan sets out the strategy for the sustainable management of Kent's waste and supply of minerals.

Once adopted, the Kent Minerals and Waste Local Plan 2024-39 will update the adopted Kent Minerals and Waste Local Plan 2013-30.

The County Council is now seeking views on the soundness of the Pre-submission Draft of the the Kent Minerals and Waste Local Plan 2024-39.

The consultation is taking place from **Wednesday 17th January** to midnight on **Thursday 29th February 2024**.

Comments can be submitted online www.kent.gov.uk/mineralsandwaste , via email mwlp@kent.gov.uk or by post.

Members noted that this consultation had now closed.

10. Tree Preservation Orders

RESOLVED: That,

The following Tree Preservation Orders be received and noted:

a) Site: Fairby Grange, Ash Road, Hartley.

Development: T1 Beech – Reduce crown height by 4m and reduce crown spread by 1m

To note that this application has been received by Sevenoaks District Council to carry out operations described above.

b) Site: 4, Old Downs, Hartley

Development: T1 Lime – Dismantle to near ground level.

To note that this application has been received by Sevenoaks District Council to carry out operations described above.

c) Site: Driftways, Manor Drive

Development: Remove Ash tree

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 these applications, this is for information purposes only.

11. Date of the next meeting

Wednesday 27th March commencing at 10:00 a.m.

Site inspections will commence at 09:30 a.m. or earlier, depending on the number of visits required.

The meeting closed at 10:30 a.m.

Signed:

Date:

Chairman of the Planning Committee.