**MINUTES OF THE MEETING OF THE PLANNING HELD IN HARTLEY LIBRARY ON 5th FEBRUARY 2025 AT 10:00 a.m.**

**Present:**

Cllr L Abraham *(Chairman)*

Cllr L Driscoll

Cllr A Oxtoby

Cllr B Ramsay

Cllr I Ross

Cllr V Sewell

In attendance:

Mrs J Tyrrell *(Assistant Clerk), Cllr David Conroy and 15 Members of the Public*

# 1. Apologies

Apologies for absence were received from Cllr Colwell.

# 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 22nd January 2025 be approved and signed by the Chairman as a correct record.

Pursuant to Standing Order 3 (e) the Chairman of the Planning Committee invited members of the public present at the meeting who wished to make representations, answer questions or give evidence in respect of any item of business included on the agenda to express an interest. 1 member of the public expressed an interest in making representations, answering questions or giving evidence on behalf of those present.

**4. Planning applications**

1. **24/03422/FUL. Various Sites including land south of Idleigh Court Road and East of Hartley Bottom Road, New Ash Green. Proposed development of a photovoltaic solar array farm with associated battery energy storage system, ancillary infrastructure, cable route and grid connection. New access track**

Members of the public were advised that this was a Neighbour Consultation for Ash cum Ridley Parish Council and Hartley Parish Council had not been consulted on this application.

The Committee noted that 7 letters of objection had been received from members of the public.

A representative from the “New Ash Green Solar Opposition Group” gave a verbal report detailing their concerns with the proposal and the impact that it would have on the site which is located within the Green Belt.

They would be objecting to the proposal. Cllr Oxtoby advised that it is better to object *individually* rather than one collective objection.

Members of the Committee raised concerns with the loss of agricultural land, loss of amenity, concerns with noise and access.

RESOLVED: That,

An objection be raised in respect of application 24/03422/FUL. Various Sites including land south of Idleigh Court Road and East of Hartley Bottom Road, New Ash Green for the proposed development of a photovoltaic solar array farm with associated battery energy storage system, ancillary infrastructure, cable route and grid connection. New access track.

Hartley Parish Council strongly objects to the proposed development. The proposal, by reason of its siting, size and design, would represent an unsympathetic and obtrusive development which would be harmful to the openness and character of the Green Belt.

The Parish Council also has grave concerns regarding the loss of agricultural land, loss of amenity, environmental impact of noise from the invertors.

It should also be noted that the site can only be accessed by one ‘C’ road through the village of Hartley and therefore, if approved, there will be a huge impact on the village during construction and post-construction.

# 5. Planning Decisions

RESOLVED: That,

The following planning decisions be received and noted:

| **Application no** | **Site** | **Description and**  **SDC decision** | **HPC comment** |
| --- | --- | --- | --- |
| 24/03013/HOUSE | 2, Copseside | Single store rear and side extension with roof lantern and rooflights. Conversion of garage to habitable rooms.  **Granted** | No objection |

**6. Planning Enforcement Updates**

A verbal update was given on the Planning Enforcement cases that the Parish Council had reported.

**7. Tree Preservation Order**

**Site: 58, Springcroft**

**Development: Hornbeam tree remove front stem**

Members noted 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. Lawful Development Certificate**

**Site: Sringar, Woodland Avenue**

**Development: Removal of chimney stacks, installation of rooflight, single storey rear extension with flat roof and skylight. Porch to front of property, gate to side f property. All new proposed surface water drainage routes to run to soakaway.**

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

**9. Date of the next meeting**

Wednesday 19th February 2025, commencing at 10:00 a.m.

The meeting closed at 10:30 a.m.

Signed: …………………………………. Date: ………………..

Chairman of the Planning Committee.