**MINUTES OF THE MEETING OF THE PLANNING HELD IN HARTLEY LIBRARY ON 16th APRIL 2025 AT 10:00 a.m.**

**Present:**

Cllr L Abraham

Cllr L Driscoll

Cllr A Oxtoby

Cllr B Ramsay

Cllr V Sewell

In attendance:

Mrs J Tyrrell *(Assistant Clerk)*

Before the start of the meeting Members of the Committee inspected the application sites 25//00757/HOUSE Maltings, 1, Oast Way

# 1. Apologies

Apologies for absence were received from Cllr J Colwell and Cllr I Ross

# 2. Declarations of Interest

Cllr Driscoll declared an interest having received a notification letter from Sevenoaks District Council as a neighbouring property.

# 3. Minutes of the previous meeting.

RESOLVED: That,

the minutes of the meeting of the Planning Committee held on 2nd April 2025 be approved and signed by the Chairman as a correct record.

**4. Planning applications**

**a)** **25/00674/HOUSE 38, Wellfield. Single storey side extension with rooflight. New vehicle access and parking area, associated changes to landscaping.**

RESOLVED: That,

No objection be raised in respect of application 25/00674/HOUSE 38, Wellfield. Single storey side extension with rooflight. New vehicle access and parking area, associated changes to landscaping.

**b) 25/00757/HOUSE Maltings, 1, Oast Way. Part conversion of existing garage and single storey rear extension. Alteration to fenestration and internal alterations.**

RESOLVED: That,

An objection be raised in respect of application 25/00757/HOUSE Maltings, 1, Oast Way. Part conversion of existing garage and single storey rear extension. Alteration to fenestration and internal alterations. The Parish Council believes the proposed development to be an unneighbourly form of development which would seriously detract from the amenities presently enjoyed by the occupiers of the neighbouring residential properties. The Parish Council also has concerns that the windows in the proposed extension would result in a loss of privacy to the neighbouring properties.

**c) 25/00733/LDCPR(For information only) Cherri Lin, Quakers Close**

**Construction of pitched roof timber building to provide games room.**

**d) 25/00734/LDCPR (For information only) Cherri Lin, Quakers Close**

**Loft conversion with flat roof dormer to rear with 3 no velux rooflights to front.**

**e) 25/00782/LDCPR (For information only) The Ridge, Church Road**

**2 No.5 bar gates and associated hardstanding**

**f) 25/00931/LDCPR (For information only) Cap Gris Nez, Gorsewood Road**

**Rear infill extension and side extension. Installation of roof lights. Modernisation of existing building to create a modern living space.**

RESOLVED: That,

The above Lawful Development Certificate applications be received and noted

**5. Planning Decisions**

RESOLVED: That,

The following planning decisions be received and noted:

| **Application no** | **Site** | **Description and**  **SDC decision** | **HPC comment** |
| --- | --- | --- | --- |
| 25/00347/HOUSE | 25, Banckside | Demolition of existing porch and erection of a new porch  **Granted** | No objection |
| 24/02998/FUL | Thelcot, Castle Hill | Demolition of part of the existing building and an existing garage and erection of two detached three bedroom houses with associated access and parking.  **Refused** | Objection – over development of the site and concerns with Highway safety. |
| 25/00323/HOUSE | 29, Springcroft | Single storey rear extension  **Granted** | No objection. |

**6. Settlement Hierarchy - Hartley Audit**

Sevenoaks District Council is currently undertaking an update to the Settlement Hierarchy for Sevenoaks District. It is important that the Settlement Hierarchy considers the most accurate and up to date information, and therefore Hartley Parish Council had been requested to undertake the detailed audit of services and facilities in the parish.  
Members discussed the background to this document and agreed that the completion of the document would be delegated to the Assistant Clerk who would email it back to the Committee Members once completed.

The deadline to complete this audit is Wednesday 30th April 2025 which coincides with the next meeting of the Planning Committee. Members agreed that the draft version could be reviewed again at the next meeting and submitted to Sevenoaks District Council on the 30th April

**7. Sevenoaks District Council – Targeted Call for Sites (April 2025)**

Sevenoaks District Council is in the process of preparing a new Local Plan for the District and there will be a forthcoming Regulation 18 public consultation in the autumn.

They are updating their Strategic Housing and Economic Land Availability Assessment (SHELAA), to assess the availability, suitability and deliverability of land for housing, employment and other uses.

The National Planning Policy Framework 2024 requires them to produce a Strategic Housing and Economic Land Availability Assessment (SHELAA), which is used in the preparation of the Local Plan.

They have re-opened a targeted ‘**call for sites’** which provides a further opportunity for landowners and site promoters to suggest potential sites that may be suitable for housing, employment or other uses. Sites will need to be within one of the following three categories to be considered:

* Urban sites (within existing settlement boundaries)
* Previously Developed Land (PDL) / ‘brownfield’ land
* Potential greenfield ‘grey belt’ land

RESOLVED: That,

The Targeted Call for Sites by Sevenoaks District Council be received and noted.

**8. Adoption of the Kent Minerals and Waste Local Plan 2024-39 -13th March 2025**

Kent County Council adopted the Kent Minerals and Waste Local Plan 2024-39 at its meeting on the 13th March 2025.

The Kent Minerals and Waste Local Plan 2024-39 along with the Kent Mineral Sites Plan 2020 and the relevant District/Borough Local Plans form the Development Plan for Kent. These Local Plans will be taken into account when making decisions on proposals for affected development and when developing Local Plan policy.

RESOLVED: That,

The adoption of the Kent Minerals and Waste Local Plan 2024-39 -13th March 2025 be received and noted.

**9. Planning Enforcement Updates**

Members were given a verbal update on the current enforcement cases.

**10. Date of the next meeting**

Wednesday 30th April 2025, commencing at 10:00 a.m.

The meeting closed at 10:05 a.m.

Signed: …………………………………. Date: ………………..

Chairman of the Planning Committee.