**MINUTES OF THE MEETING OF THE PLANNING HELD IN HARTLEY LIBRARY ON 25th JUNE 2025 AT 10:00 a.m.**

**Present:**

Cllr L Abraham

Cllr J Colwell

Cllr L Driscoll

Cllr A Oxtoby

Cllr B Ramsay

Cllr I Ross

Cllr V Sewell

In attendance:

Mrs J Tyrrell *(Assistant Clerk), Cllr L Glander*

# 1. Apologies

There were no apologies for absence.

# 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 21st May 2025 be approved and signed by the Chairman as a correct record.

**4. Planning applications**

**a)** **25/01456/HOUSE Rosecroft, Ash Road. Removal of existing front door. Front porch addition with steps including repositioning of door to the front, rear ground floor extension including rooflights and alterations to fenestration.**

RESOLVED: That,

No objection be raised in respect of application 25/01456/HOUSE Rosecroft, Ash Road. Removal of existing front door. Front porch addition with steps including repositioning of door to the front, rear ground floor extension including rooflights and alterations to fenestration.

**b)** **25/01505/LDCEX Stocks Mead, Church Road. Lawful development certificate for two domestic outbuildings and a garage.**

Sevenoaks District Council have made the following comment on the application:

*The applicant is asking for a formal legal determination from the Council as to whether a particular use or development is lawful under planning law. We can only consider matters of fact, such as historic use of the site or property, rather than views about the possible impact.*

Members agreed that the facts presented were not in dispute and had no additional facts to submit.

RESOLVED: That,

No comment be raised in respect of application 25/01505/LDCEX Stocks Mead, Church Road. Lawful development certificate for two domestic outbuildings and a garage.

**5. Planning Decisions**

RESOLVED: That,

The following planning decisions be received and noted:

| **Application no** | **Site** | **Description and**  **SDC decision** | **HPC comment** |
| --- | --- | --- | --- |
| 25/00441/FUL | Land Rear of Valley Wood, Castle Hill | Demolition of stable buildings, erection of one new dwelling with solar panels and associated works.  **Granted** | Objection - the proposed new use of the land would have a materially greater impact on the openess of the Green Belt and harm the existing character of the area. HPC also objects to the proposed removal of 22 trees. |
| 25/00674/HOUSE | 38, Wellfield | Single storey side extension with rooflight. New vehicle access and parking area, associated changes to landscaping.  **Granted** | No objection. |
| 25/22757/HOUSE | Maltings,  1 Oast Way | Part conversion of existing garage and single storey rear extension. Alteration to fenestration and internal alterations.  **Granted** | Objection - 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. |
| 25/00938/HOUSE | 15, Brambledown | Single storey rear extension with rooflights  **Granted** | No objection. |

**6. Planning Enforcement Updates**

A verbal report was given on the current enforcement cases.

**7. Date of the next meeting**

Wednesday 9th July 2025, commencing at 10:00 a.m.

The meeting closed at 10:15 a.m.

Signed: …………………………………. Date: ………………..

Chairman of the Planning Committee.