

## MINUTES OF THE MEETING OF THE PLANNING HELD IN HARTLEY LIBRARY ON 16<sup>th</sup> JULY 2025 AT 10:00 a.m.

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### **Present:**

Cllr L Abraham  
Cllr J Colwell  
Cllr L Driscoll  
Cllr L Glander  
Cllr A Oxtoby  
Cllr B Ramsay  
Cllr I Ross

### **In attendance:**

Mrs J Tyrrell (*Assistant Clerk*), 2 *Members of the Public*.

Before the start of the meeting, members of the Committee inspected the application sites 25/01576/HOUSE 39, Billings Hill Shaw, 25/01658/HOUSE Eli Mar, Gorsewood Road and 25/01726/HOUSE 28, Wellfield.

### **1. Apologies**

Apologies for absence were received from Cllr Sewell and Cllr Conroy due to family commitments.

### **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 25<sup>th</sup> June 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. 2 members of the public expressed an interest in making representations, answering questions or giving evidence.

### **4. Planning applications**

RESOLVED That,  
Pursuant to Standing Order 10 (a) (ix), the order of business be altered so that agenda item 4 (g), planning application 25/01887/PIPDET Thelcot, Castle Hill, be brought forward.

**g) 25/01887/PIPDET Thelcot, Castle Hill. Demolition of part of the existing building and erection of two detached three bedroom houses. Application linked to 24/00571/PIPDET.**

The Committee noted that 3 letters of representation had been received from members of the public.

Members of the public present unanimously objected to the proposal due to various reasons including the unsuitability of Castle Hill, that the proposal would be out of keeping and with concerns to do with sewers/drainage.

RESOLVED: That,

An objection be raised in respect of application 25/01887/PIPDET Thelcot, Castle Hill. Demolition of part of the existing building and erection of two detached three bedroom houses. Application linked to 24/00571/PIPDET.

This proposal would have undue prominence within the street scene and would be harmful to the semi-rural character of the locality.

The application is considered over development of the site and the Parish Council has grave concerns with the access; It is considered that the proposed development would have a harmful effect on the living conditions of the adjoining occupiers in relation to disruption and safety during the construction of the proposed development due to the restricted access to the site.

It is also noted that the revised application has a significantly larger footprint than the application previously approved under reference 24/00571/PIP.

The Parish Council does NOT believe that the concerns raised in relation to the issue of foul drainage can be covered in a condition applied to any consent possibly granted.

Contrary to the information provided on P12 of the Design & Access Statement submitted with this application, this site is within the immediate vicinity of the Green Belt and has 1 Listed Building opposite and another Listed Building next door.

**a) 25/01600/HOUSE Inglenook, Hottsfeld. Retrospective Application : Erection of annexe to main dwelling**

RESOLVED: That,

No objection be raised in respect of application 25/01600/HOUSE Inglenook, Hottsfeld. Retrospective Application : Erection of annexe to main dwelling.

**b) 25/01576/HOUSE 39, Billings Hill Shaw. Two storey side extension with a rooflight. Single storey front extension including garage conversion and porch. Alterations to fenestration.**

RESOLVED: That,

No objection be raised in respect of application 25/01576/HOUSE 39, Billings Hill Shaw. Two storey side extension with a rooflight. Single storey front extension including garage conversion and porch. Alterations to fenestration.

**c) 25/01658/HOUSE Eli Mar, Gorsewood Road. Demolition of garage to be replaced with single storey side/rear extension to existing single storey detached dwelling, incorporating an outdoor kitchen and garden room. New front porch. New patio area.**

**RESOLVED:** That,

No objection be raised in respect of application 25/01658/HOUSE Eli Mar, Gorsewood Road. Demolition of garage to be replaced with single storey side/rear extension to existing single storey detached dwelling, incorporating an outdoor kitchen and garden room. New front porch. New patio area.

**d) 25/0375/FUL Installation of 23 solar roof panels to single storey 1990's addition to Fairby Grange**

**RESOLVED:** That,

No objection be raised in respect of application 25/0375/FUL Installation of 23 solar roof panels to single storey 1990's addition to Fairby Grange

**e) 25/01376/LBCALT Installation of 23 solar roof panels to single storey 1990's addition to Fairby Grange**

**RESOLVED:** That,

No objection be raised in respect of application 25/01376/LBCALT Installation of 23 solar roof panels to single storey 1990's addition to Fairby Grange

**f) 25/01726/HOUSE28, Wellfield Proposed two storey side extension, single storey rear extension, removal of existing porch to front elevation and replacement with storm porch canopy roof.**

**RESOLVED:** That,

No objection be raised in respect of application 25/01726/HOUSE 28, Wellfield Proposed two storey side extension, single storey rear extension, removal of existing porch to front elevation and replacement with storm porch canopy roof.

## 5. Planning Decisions

**RESOLVED:** That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
25/00955/HOUSE	Fairfield, Woodland Avenue	Roof extension with creation of first floor with juliet balcony and rooflight. Proposed fence and gate.  <b>Granted</b>	No objection
24/02582/FUL	Land South West of Highfields, Manor Drive	Erection of a two storey detached dwelling house, access and associated landscaping.  <b>Refused</b>	Objection - The volume, scale and bulk of the proposed development would adversely impact on the character of the countryside and the

Application no	Site	Description and SDC decision	HPC comment
			openness of the Green Belt. No special circumstances evident.
25/01043/LDCPR	22, Old Downs	Convert existing swimming pool into a family annexe with rooflights.  <b>Refused</b>	Objection – the Parish Council believes that the existing building is too far away from the main property to be classed as an annexe.
25/01153/FUL	Annexe at Fairfields, Manor Lane	Change of use of an existing ancillary building to a single dwelling with associated external alterations, entrance porch, landscaping and access.  <b>Granted</b>	Objection - the Parish Council considers this is a new dwelling within the Green Belt that is not ancillary to the main dwelling.

## 6. Tree Preservation Order

### a. Site: 40, Billings Hill Shaw, Hartley

**Development: T1 Ash trees die back and cavity in base and T2. Removal of both trees required.**

### b. Site: 40, Fairby House, 1 Round Ash Way

Development: Chestnut tree - remove 2.5m all over, including 2.5m from the height of the tree. The overall shape of the tree will remain as it is.

To note that these applications have been received by Sevenoaks District Council to carry out operations described above.

As there is no statutory requirement to publicise this application, these are for information purposes only.

## 7. Planning Enforcement Updates

A verbal report was given on the current enforcement cases.

## 8. Date of the next meeting

Wednesday 30<sup>th</sup> July 2025, commencing at 10:00 a.m.

The meeting closed at 10:35 a.m.

Signed: .....

Date: .....

Chairman of the Planning Committee.