

MINUTES OF THE MEETING OF THE PLANNING HELD IN HARTLEY LIBRARY ON 27th AUGUST 2025 AT 10:00 a.m.

Present:

Cllr L Abraham
Cllr J Colwell
Cllr D Conroy
Cllr L Driscoll
Cllr L Glander
Cllr B Ramsay
Cllr I Ross

In attendance:
Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

Apologies for absence were received from Cllr A Oxtoby 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 13th August 2025 be approved and signed by the Chairman as a correct record.

4. Planning applications

**a) 25/01356/FUL Land Rear of Olinda, Woodcroft and Kingswood, Ash Road.
Erection of 9 custom build dwellings together with access, associated
landscaping and infrastructure.**

Amended application to include the addition of Amended transport Statement and a Road Safety audit.

The Committee noted that any comments made on the original application will be considered when the decision is made.

Cllr Colwell reminded members that data from the Speed Indicator Device had recently been downloaded and was available for review. This data provides accurate traffic volumes and speed information that could back up the objection to this application.

Cllr Ramsay pointed out that the access to the proposed site also tapers to a single track and is therefore considered unsuitable.

RESOLVED: That,
The following information be added to our comments objecting to the proposed application;

The Parish Council wishes to add the following comments to its objection.

The Parish Council has analysed the data from the Speed Indicator Device in Hartley from 31/07/25-23/08/25 and wishes to draw attention to the following facts;

The average DAILY volume of traffic on this stretch of road in ONE direction is 11, 717 vehicle movements (taken over a 5 day period) with the 85th Percentile speed of 36.2 mph.

The Parish Council also wishes to note that they consider the proposed access road inadequate for the proposed development.

b) 25/02002/FUL Applegarth, Church Road. Demolition of the existing dwelling and three outbuildings and erection of a replacement two storey dwelling (with basement), swimming pool and new entrance gates with associated landscaping.

RESOLVED: That,

An objection be raised in respect of application 25/02002/FUL Applegarth, Church Road. Demolition of the existing dwelling and three outbuildings and erection of a replacement two storey dwelling (with basement), swimming pool and new entrance gates with associated landscaping. The proposal would result in overdevelopment of the site, be contrary to Green Belt Regulations and would exceed the permitted 50% increase.

c) 25/02124/HOUSE Stoneacre, Church Road. Removal of chimney. Creation of additional floor. Rear extension with skylight. Front extension to remove bay windows.

RESOLVED: That,

No objection be raised in respect of application 25/02124/HOUSE Stoneacre, Church Road. Removal of chimney. Creation of additional floor. Rear extension with skylight. Front extension to remove bay windows.

d) 25/02189/CONVAR Rose Cottage Farm, Church Road. Variation of condition 2 (Approved drawings) 4 (material samples) of APP/G2245/W/23/3329775 related to 23/01126/FUL to make changes to elevational treatment, including omission of stonework, entrance door height amended string stone added to front elevation, add french doors & juliette balcony to bedroom 3, confirm windows colour & string stone course.

RESOLVED: That,

No objection be raised in respect of application 25/02189/CONVAR Rose Cottage Farm, Church Road. Variation of condition 2 (Approved drawings) 4 (material samples) of APP/G2245/W/23/3329775 related to 23/01126/FUL to make changes to elevational treatment, including omission of stonework, entrance door height amended string stone added to front elevation, add french doors & juliette balcony to bedroom 3, confirm windows colour & string stone course.

5. Planning Decisions

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
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. Refused	No objection

6. Planning Enforcement Updates

A verbal report was given on the current enforcement cases.

7. 25/01887/PIPET – Thelcot, Castle Hill

Members were advised that the above application will be considered at the meeting of the Development Management Committee at Sevenoaks District Council on the 25th September. Cllr Perry Cole and Cllr Penny Cole will be speaking against the application and are suggesting that a member of the Planning Committee also speak on behalf of the Parish Council.

Members were requested to nominate a spokesman to speak at this meeting on behalf of the Parish Council. Cllr Glander volunteered to speak against the application, on behalf of the Parish Council.

8. Date of the next meeting

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

The meeting closed at 10:30 a.m.

Signed:

Date:

Chairman of the Planning Committee.