

MINUTES OF THE MEETING OF THE PLANNING HELD IN HARTLEY LIBRARY ON 24th SEPTEMBER 2025 AT 10:00 a.m.

Present:

Cllr L Abraham
Cllr J Colwell
Cllr D Conroy
Cllr B Ramsay
Cllr V Sewell

In attendance:

Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

Apologies for absence were received from Cllr L Driscoll, Cllr L Glander Cllr A Oxtoby & Cllr I Ross 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 27th August 2025 be approved and signed by the Chairman as a correct record.

4. Planning applications

25/02537HOUSE 27, Billings Hill Shaw.

Demolition of existing conservatory, erection of a single storey rear extension with roof lantern and a single storey side extension with rooflight.

RESOLVED: That,
No objection be raised in respect of application 25/02537/HOUSE 27, Billings Hill Shaw. Demolition of existing conservatory, erection of a single storey rear extension with roof lantern and a single storey side extension with rooflight.

5. Planning Decisions

RESOLVED: That,

The following planning decisions be received and noted:

25/01600/HOUSE.Inglenook, Hottsfeld Erection of annexe to main dwelling.HPC No objection –Granted.

25/01375/FUL Fairby Grange, Ash Road.Installation of 23 solar roof panels to single storey 1990's addition to Fairby Grange. HPC No objection –Granted.

25/01376/LBCALT Fairby Grange, Ash Road. Installation of 23 solar roof panels to single storey 1990's addition to Fairby Grange.

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. HPC No objection - Refused

25/01867/ADV. The Co-operative Store, 11-13, Cherry Trees. Digital display screen positioned inside the store. HPC No objection – Granted.

25/01474/HOUSE Bethshan. Church Road. Demolish existing conservatory, addition of a single storey rear extension, additional floor to bungalow, screened balcony above current garage and a covered area to rear of garage. HPC No objection – Granted.

6. Planning Enforcement Updates

A verbal report was given on the current enforcement cases.

7. Lawful Development Certificate

a) Site: Elizabeth, Ash Road, Hartley

Proposal: Change of use from Class C3 to Class C2: Children's Residential Home for ages 16 and over.

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

As the Parish Council is not formally consulted, this is for information purposes only.

b) Site: Manor Farm, Manor Road, Longfield Hill (GREEN BELT).

Proposal: Use of the land as a residential caravan site.

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

As the Parish Council is not formally consulted, this is for information purposes only.

c) Site: Site: 6, Dickens Close, Hartley

Proposal: Single-storey rear extension with rooflights and associated landscaping.

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

As the Parish Council is not formally consulted, this is for information purposes only.

8. Tree Preservation Order

Site: Kilrymont, Gorse Way, Hartley

Proposal: TPO No.12 of 1971 - A1 to prune English Oak tree on 10% of Crown.

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

As the Parish Council is not formally consulted, this is for information purposes only.

9. Sevenoaks District Council Local Plan

a) Members had been requested to consider the appointment in principle, of Tony Fulwood Associates to make representations on behalf of Hartley Parish Council in regards to the Draft Local Plan and that the cost be met from General Reserves.

(Tony Fulwood Associates was the Planning Consultant previously used and had already been retained by Fawkham Parish Council).

The Committee were advised that Mr Fulwood had confirmed that he would be available to advise the Parish Council on the Draft Local Plan. While he was unable to provide an accurate estimate of the cost of undertaking the commission at this stage, he advised that he imagined the invoice for the work undertaken previously be used as a guide. The invoice for 2024 was £4196.65.

Members agreed that the Council had been more than satisfied with the work previously undertaken by Mr Fullwood.

RESOLVED: That,

1) subject to the above and provided that the quotation is not too dissimilar from previously and pursuant to Financial Regulation 5.12 (i) the professional services of Tony Fullwood Associates be retained, to assist the Council with its response to Sevenoaks District Council's "Regulation 18" Consultation, in view of the special circumstances outlined above;

2) The Clerk be requested to contact Fawkham Parish Council to ask whether they would be prepared to share the cost of the services of the Planning Consultant as previously and, 3) the total cost of the above be met from the Parish Council's general reserves.

b) Regulation 18 Schedule of Sites – to review the Regulation 18 Schedule of Sites.

Members noted the local sites that had been proposed in the Schedule of Sites. The Assistant Clerk advised Members that Sevenoaks District Council's updated 2025 Settlement Hierarchy had been published. This gives Hartley 148 points - the 4th highest score in the District, with only Sevenoaks, Swanley and Edenbridge having higher points.

Cllr Conroy explained that in the background documentation, it explained that Services & Facilities within a 1200 metre walk would be included within our Services & Facilities. This seemed to explain why many Services & Facilities in Longfield appeared to have been included in those of Hartley.

The Assistant Clerk advised Members that she had queried this with Sevenoaks District Council and that she was awaiting a response.

10. Date of the next meeting

Wednesday 8th October 2025, commencing at 10:00 a.m.

The meeting closed at 10:30 a.m.

Signed:

Date:

Chairman of the Planning Committee.