

MINUTES OF THE MEETING OF THE PLANNING HELD IN HARTLEY LIBRARY ON 8th OCTOBER 2025 AT 10:00 a.m.

Present:

Cllr D Conroy
Cllr L Driscoll
Cllr A Oxtoby
Cllr B Ramsay
Cllr I Ross
Cllr V Sewell

In attendance:

1 x Member of the Public, Mrs J Tyrrell (*Assistant Clerk*)

Before the start of the meeting, Members of the Committee inspected the application site 25/02674/FUL 15, Green Way and 25/0232/FUL Land North East of Bay Lodge, Ash Road.

In the absence of the Chairman, the Vice-Chairman chaired the meeting.

1. Apologies

Apologies for absence were received from Cllr L Abraham, Cllr J Colwell and Cllr L Glander 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 24th September 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 the member 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. The member of the public expressed an interest in making representations, answering questions or giving evidence in relation to item 4d on the agenda 25/02674/FUL 15, Green Way.

4. Planning applications

RESOLVED That,
Pursuant to Standing Order 10 (a) (ix), the order of business be altered so that agenda item 4 (d), planning application 25/02674/FUL 15, Green Way. be brought forward.

d) 25/02674/FUL15, Green Way Demolition of existing garage, erection of a rear extension of the existing dwelling and sub-division of the plot to create an additional dwelling with rear dormer, associated parking and landscaping.

RESOLVED: That,

An objection be raised in respect of 25/02674/FUL 15, Green Way. Demolition of existing garage, erection of a rear extension of the existing dwelling and sub-division of the plot to create an additional dwelling with rear dormer, associated parking and landscaping. The Parish Council considers this proposal, by virtue of its scale and bulk and proximity to the boundary, would harm the character and openness of the street scene, creating visual terracing contrary to the NPPF and Policy SP1 of the Core strategy.

Should the application be approved, no access should be granted via the adjoining Dickens Close due to the fact that the land at the boundary in Dickens Close is privately owned.

- a) 25/02321/FUL Land North East of Bay Lodge, Ash Road. Erection of new build self-build dwelling with dormers to front and rear elevation. Cycle/bin store with EV charger. Associated landscaping including the creation of hardstanding, new access and parking area.**

RESOLVED: That,

An objection be raised in respect of 25/02321/FUL Land North East of Bay Lodge, Ash Road. Erection of new build self-build dwelling with dormers to front and rear elevation. Cycle/bin store with EV charger. Associated landscaping including the creation of hardstanding, new access and parking area. The proposed development, by reason of its siting and scale would be harmful to the rural character and appearance of the area contrary to policy EN2 of the ADMP and SP1 of the Core Strategy. It would also constitute inappropriate development within the Green Belt and cause harm to the openness, contrary to the NPPF.

- b) 25/02372/HOUSE 1 John's Close. Single Storey Rear Extension in replacement of existing conservatory.**

RESOLVED: That,

No objection be raised in respect of 25/02372/HOUSE 1 John's Close. Single Storey Rear Extension in replacement of existing conservatory.

- c) 25/02432/MMA Four Winds, Woodland Avenue Amendment to 24/02343/HOUSE to change materials used from brick to concrete blockwork.**

RESOLVED: That,

An objection be raised in respect of 25/02432/MMA Four Winds, Woodland Avenue. Amendment to 24/02343/HOUSE to change materials used from brick to concrete blockwork. This change of materials constitutes an unsympathetic, obtrusive and unneighbourly form of development.

5. Planning Decisions

RESOLVED: That,

The following planning decisions be received and noted:

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. Granted. HPC No objection.

25/01887/PIPET Thelcot, Castle Hill Demolition of part of the existing building and erection of two detached three bedroom houses. Application linked to 24/00571/PIP Granted. Hartley Parish Council OBJECTS to the above application. 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. 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.

6. Planning Enforcement Updates

A verbal report was given on the current enforcement cases.

7. Sevenoaks District Council - Settlement Hierarchy

Cllr Ross reminded Members that Sevenoaks District Council's updated 2025 Settlement Hierarchy 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.

Cllr Oxtoby voiced her concerns about this revised scheme which has reassigned Hartley from a "Service Village" to a "Primary Service Settlement". Members agreed to write to the Chief Executive at Sevenoaks District Council voicing our disappointment, copying our MP Tom Tugendhat into the letter.

RECOMMENDED: That,

A letter be sent to the Chief Executive of Sevenoaks District Council voicing the concerns that Hartley has been reassigned from a "Service Village" to a "Primary Service Settlement". A copy of the letter should also be sent to our MP Tom Tugendhat.

Cllr Ross also briefly mentioned the local sites that had been proposed in the Call for Sites. He reminded Members that Tony Fulwood of Tony Fulwood Associates had been asked 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).

8. Date of the next meeting

TUESDAY 21st October 2025, commencing at 10:00 a.m. at Manor Field Pavilion.

The meeting closed at 10:45 a.m.

Signed:

Date:

Chairman of the Planning Committee.