

MINUTES OF THE MEETING OF THE PLANNING HELD IN MANOR FIELD PAVILION ON 21st OCTOBER 2025 AT 10:00 a.m.

Present:

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

In attendance:

2 x Members of the Public
Cllr Laura Evans (Chair of Fawkham Parish Council)
Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

Apologies for absence were received from Cllr A Oxtoby and 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 8th October 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 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. The members of the public expressed an interest in making representations, answering questions or giving evidence in relation to item 7 on the agenda Sevenoaks District Council – Local Plan.

RESOLVED That,
Pursuant to Standing Order 10 (a) (ix), the order of business be altered so that agenda item No.7 Sevenoaks District Council – Local Plan be brought forward.

7. Sevenoaks District Council - Local Plan

a) The Committee had been requested to nominate a spokesperson(s) to liaise with Tony Fullwood, Planning Consultant.

Cllr Conroy advised Members that Cllr Ian Ross had offered to be the spokesperson on behalf of the Parish Council to liaise with Tony Fullwood and suggested that Cllr Ross be appointed as the nominated Councillor.

RECOMMENDED: That,

Cllr Ian Ross be appointed as the spokesperson to liaise with Tony Fullwood, Planning Consultant, on behalf of the Parish Council.

b) Fawkham Parish Council - Local Plan Policies

Members noted that Fawkham Parish Council had prepared a list of the Local Plan Policies from The Local Plan. This showed the policies upon which both Parishes commented (via Tony Fullwood) last time in 2023, either as separate responses or as an identical response.

This table was used in 2023 to agree between both Parish Council's the scope of what the Planning Consultant should comment on.

Cllr Evans had added columns to show the areas to be commented on for this new 2025 version of the Local Plan.

Members reviewed the Policies and considered a cost sharing proposal, as in 2023. Cllr Conroy suggested that a cost sharing proposal needed to be agreed and he proposed that a two-thirds to Hartley Parish Council to a one-third to Fawkham Parish Council split be agreed.

Cllr Evans explained that many of the policies were unchanged and therefore, it was anticipated that not much work would be needed on them.

She continued to explain that as there were more sites proposed in Hartley than in Fawkham, she considered this cost share proposal to be fair as the Planning Consultant would be required to do more work on behalf of Hartley Parish Council. She suggested that if Members were happy to accept the cost sharing proposal, she would confirm the scope of work with Tony Fullwood and ask at the same time, if he could provide a more accurate idea of the cost of his services so that each Parish Council had a more accurate idea of the cost involved.

Cllr Conroy thanked her for her work to date and suggested that this proposal be formally recommended. All Members present agreed.

RECOMMENDED: That,

(1) the professional services of Tony Fullwood Associates, be retained, to act on behalf of both Parish Councils with regard to the Local Plan and the cost be shared with Fawkham Parish Council on a two-thirds to Hartley Parish Council and one third to Fawkham Parish Council basis and,

(2) the total cost be met from the Parish Council's General Reserves.

10:15 Cllr Evans left the meeting

4. Planning applications

a) 25/02611/HOUSE Rosecroft, Ash Road. Proposed dropped kerb, new entrance gate and creation of permeable parking area.

RESOLVED That,

An objection be raised in relation to 25/02611/HOUSE Rosecroft, Ash Road. Proposed dropped kerb, new entrance gate and creation of permeable parking area. It is considered that access at this location is considered dangerous.

b) 25/01835/FUL Mobile Home at Woodcroft, Ash Road DA3 8EY.

Change of use of the land for stationing of three static mobile homes. Erection of day room. Parking for 6 vehicles and three touring caravans. Soft landscaping.

RESOLVED That,
An objection be raised in relation to 25/01835/FUL Mobile Home at Woodcroft, Ash Road DA3 8EY. Change of use of the land for stationing of three static mobile homes. Erection of day room. Parking for 6 vehicles and three touring caravans. Soft landscaping. The Parish Council considers this proposal to be overdevelopment of the site and inappropriate development within the Green Belt, harmful to its openness and permanence. (It is worth noting that at the appeal for one mobile home on this site, the Inspector's report dated 20th May 2022 stated "I shall limit the number and type of caravans on the site")

It is also considered that the proposed access track is unsuitable for any proposed development.

c) 25/02094/HOUSE Cap Gris Nez, Gorsewood Road. Single Storey rear infill extension with rooflights. Single storey side infill extension. Conversion of detached garage with rooflight. Roof alterations and extension of vehicular access. Alterations to fenestration and front porch addition.

RESOLVED: That,
No objection be raised in respect of 25/02094/HOUSE Cap Gris Nez, Gorsewood Road. Single Storey rear infill extension with rooflights. Single storey side infill extension. Conversion of detached garage with rooflight. Roof alterations and extension of vehicular access. Alterations to fenestration and front porch addition.

5. Planning Decisions

RESOLVED: That,

The following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
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	No objection provided complies with GB Regulations

Application no	Site	Description and SDC decision	HPC comment
		elevation, add french doors & juliette balcony to bedroom 3, confirm windows colour & string stone course. Granted	
25/02124/HOUSE	Stoneacre, Church Road	Removal of chimney. Creation of additional floor. Rear extension with skylight. Front extension to remove bay windows. Granted	No objection
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. Granted	Objection - The proposal would result in overdevelopment of the site, be contrary to Green Belt Regulations and would exceed the permitted 50% increase.

6. Planning Enforcement Updates

A verbal report was given on the current enforcement cases.

7. Lawful Development Certificates

Site: Cherri Lin, Quaker's Close, Hartley

Proposal: Timber Frames garden building solely for enjoyment incidental to the main dwellinghouse.

To note that this application had been received by Sevenoaks District Council to carry out operations described above.

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

9. Date of the next meeting

5th November 2025, commencing at 10:00 a.m.

The meeting closed at 10:40 a.m.

Signed:

Date:

Chairman of the Planning Committee.