MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT HARTLEY LIBRARY, ASH ROAD ON 18th FEBRUARY 2026 AT 10:00 a.m.

Present:
Cllr L Abraham
Cllr D Conroy
Cllr L Driscoll
Cllr L Glander
Cllr A Oxtoby
Cllr B Ramsay
Cllr I Ross
Cllr V Sewell

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

1. Apologies

Apologies for absence were received from Cllr J Colwell 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 4th February 2026, be approved and signed by the Chairman as a correct record.

4. Planning applications

a) 25/02452/FUL Russell Court Nursing Home, Russell Square, Bramblefield Close Two storey north front extension to provide reception and staff office accommodation and the relocation of an existing internal boiler room to an external packaged boiler plant.

RESOLVED That,

no objection be raised in respect of application 25/02452/FUL Russell Court Nursing Home, Russell Square, Bramblefield Close. Two storey north front extension to provide reception and staff office accommodation and the relocation of an existing internal boiler room to an external packaged boiler plant.
The Parish Council wish to request that conditions are enforced restricting out of hours deliveries to the site during the construction of these works.

b) 26/00149/CONVAR Four Winds, Woodland Avenue. Variation of condition 2 (materials) of 24/02343/HOUSE (Construction of a garden room in the rear garden) with amendment to allow for cladding to side and rear elevations to provide consistent external finish.

RESOLVED That,

No objection be raised in respect of application 26/00149/CONVAR Four Winds, Woodland Avenue. Variation of condition 2 (materials) of 24/02343/HOUSE (Construction of a garden room in the rear garden) with amendment to allow for cladding to side and rear elevations to provide consistent external finish.

c) 25/02321/FUL Land North East of Bay Lodge, Ash Road. Amended application to note the Agent's response regarding reptile and great crested newt method of works.

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

RESOLVED That,

No *additional* comments be submitted in relation to application 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.

Amended application to note the Agent's response regarding reptile and great crested newt method of works.

5. Planning Decisions

RESOLVED: That,

The following planning decision be received and noted:

Application no Site Description and SDC decision HPC comment

25/02448/OUT Land North West of The Paddock, Church Road. Outline application for subdivision of plot, demolition of outbuilding and shed. Construction of a 3 bed dwelling with all matters reserved. SDC – Granted HPC Objection – HPC considers this proposal inappropriate development, harmful to the maintenance of the character of the Green Belt and to its openness.

25/03373/MMA Stanage, Larks Field Amendment to 24/01403/HOUSE to include alterations to roof with an angled flat roof, change to rooflight, change to the internal layout to include a flue for the log burner to be relocated from one side of the extension to the other. SDC –Granted, HPC -No objection

6. Lawful Development Certificate

a) Reference: 25/03499/LDCPR
Site: 28, Wellfield, Hartley
Proposal: Proposed single storey side and rear extensions

Members were requested to note that this application has been submitted to by Sevenoaks District Council to carry out operations described above. As the Parish Council is not formally consulted, this is for information purposes only.

RESOLVED That,

Members noted, for information purposes, that the following Lawful Development Certificate had been submitted to Sevenoaks District Council: Reference: 25/03499/LDCPR, Site: 28, Wellfield, Hartley.

Proposal: Proposed single storey side and rear extensions.

7. Tree Preservation Order

a) Reference: 25/03536/WTPO
Site: Glebe House, Ash Road, Hartley
Proposal: Zone 1 group of mixed deciduous species to cutting of selected coppice stems to near ground level approx. 75-150mm above ground.

Members were requested to note that this application has been submitted to by Sevenoaks District Council to carry out operations described above. As the Parish Council is not formally consulted, this is for information purposes only.

RESOLVED That,

Members noted, for information purposes, that the following Tree Preservation Order had been submitted to Sevenoaks District Council: Reference: 25/03536/WTPO, Site: Glebe House, Ash Road, Hartley.

Proposal: Zone 1 group of mixed deciduous species to cutting of selected coppice stems to near ground level approx. 75-150mm above ground.

8. Planning Appeals

a) SDC Ref: 26/00004/RFMMA
Site: Four Winds, Woodland Avenue, Hartley.
Nature: Amendment to 24/02343/HOUSE to change materials used from brick to concrete blockwork
Members noted that an appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of Minor Material Amendment for the development described above.

RESOLVED That,

Members noted, for information purposes, that an appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of Minor Material Amendment for the development described above.

9. Date of next meeting

The next meeting will be held on 18th February 2026, commencing at 10:00 a.m.

Pursuant to Standing Order 3 (d) the public will be excluded from the meeting during consideration of agenda item 11 Sevenoaks District Council – Land disposal, due to the confidential nature of the business to be transacted.

10. Sevenoaks District Council – Land disposal

RECOMMENDED: That, the report and recommendations contained in confidential file *OldPCBackup-Planning-ConfidentialDocuments-2026-02-04* be received, approved and adopted by the Council.

The meeting closed at 10:35 a.m.

Signed: ……. Date: ……..

Chairman of the Planning Committee.