

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

Present:

Cllr L Abraham
Cllr J Colwell
Cllr D Conroy
Cllr L Driscoll
Cllr L Glander
Cllr A Oxtoby
Cllr I Ross

In attendance:

Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

Apologies for absence were received from Cllr B Ramsay and Cllr V Sewell 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 18th February 2026, be approved and signed by the Chairman as a correct record.

4. Planning applications

a) Variation of condition 2 of 25/01004/FUL (Erection of additional storey to existing dwelling and its subdivision into two dwellings, erection of fencing.) with amendment to Erection of an additional storey to the existing dwelling and its subdivision into four dwellings, the erection of a single storey upper ground floor entrance lobby extension, and the associated amendments to external cladding and fenestration, car parking and cycle storage, and external hard and soft landscaping.

RESOLVED That,

An objection be raised in respect of application Variation of condition 2 of 25/01004/FUL (Erection of additional storey to existing dwelling and its subdivision into two dwellings, erection of fencing.) with amendment to Erection of an additional storey to the existing dwelling and its subdivision into four dwellings, the erection of a single storey upper ground floor entrance lobby extension, and the associated amendments to external cladding and fenestration, car parking and cycle storage, and external hard and soft landscaping.

The Parish Council has concerns that by subdividing this property into four dwellings, this will exacerbate the existing problems on the development. There has

already been the demolition of many of the existing garages and now, with the changes to the demographics on the estate*, more families are moving onto a development once designated for elderly residents, and by association, more cars are on an estate not originally designed for so many cars.

*Contrary to item 2.1.3 in the Planning statement, that states “The residential estate served by Bramblefield Close is wholly within the ownership of the Applicant and offers sheltered accommodation for elderly residents”, this is no longer the case since properties are now being offered to all age groups.

b) 26/00079/HOUSE Rosecroft, Ash Road. Proposed dropped kerb, creation of permeable parking area and all other associated works. Amended, retrospective application with amended site , block plans and elevation drawings.

RESOLVED That,

No objection be raised in respect of application 26/00079/HOUSE Rosecroft, Ash Road. Proposed dropped kerb, creation of permeable parking area and all other associated works.

c) 26/00293/House Langley, Ash Road. Two-storey side extension linking the existing outbuilding to the main dwelling with rooflights, together with dormer extensions to the front and rear roof slopes. Alterations to fenestration. Relocation of 1st floor balcony.

RESOLVED That,

No objection be raised in respect of 26/00293/House Langley, Ash Road. Two-storey side extension linking the existing outbuilding to the main dwelling with rooflights, together with dormer extensions to the front and rear roof slopes. Alterations to fenestration. Relocation of 1st floor balcony, *provided* it complies with Green Belt Regulations.

5. Planning Decisions

RESOLVED: That,

The following planning decision be received and noted:

Application no	Site	Description and SDC decision	HPC comment
25/03414/FUL	Fairview, Church Road	Demolition of existing dwelling, shed and x 2 storage outbuildings. Erection of replacement dwelling with solar panels and air source heat pumps. New garage; associated works and landscaping. Granted	No objection

25/03395/HOUSE	Avalon, Ash Road	Removal of existing side/rear extension, replacement with a single storey side/rear extension with rooflights. Granted	No objection
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6. Planning Enforcement Updates

A verbal update was given on the current Planning Enforcement cases.

7. Tree Preservation Order

a) Reference: 26/00446/WTPO

Site: Arclei, Simmonds Drive

Proposal: Various works to trees

a) Reference: 26/00636/WTPO

Site: The Lantern, Gorsewood Road

Proposal: T1; Common Beech Tree – Crown Reduce the height of the tree by 3m to alleviate weight to prevent further failure. All major deadwood to be removed and a full climbing inspection to be done whilst climbing the tree.

Members noted that these applications had 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.

8. Lawful Development Certificates

a) Reference: 25/03579/LDCPR

Site: 5, Hoselands View

Proposal: Loft conversion with rear dormer.

b) Reference: 26/00312/LDCPR

Site: 65, Cherry Trees

Proposal: Construction of a rear dormer roof extension including three roof lights to the front. Alterations to fenestration.

Members noted that these applications had 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.

9. Planning Appeals

SDC Ref: 24/02341/WTPO

Site: The Lantern, Gorsewood Road, Hartley.

Nature: Crown reduce 1.no beech tree 4m

Members noted that an appeal made to the Secretary of State against the Sevenoaks District Council's refusal of permission for the works described above has been **DISMISSED**.

(It is worth noting that SDC has issued a grant for lesser works, approving a 2 metre crown reduction).

10. Date of next meeting

The next meeting will be held on 1st April 2026, commencing at 10:00 a.m.

The meeting closed at 10:15 a.m.

Signed:

Date:

Chairman of the Planning Committee.

