

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT
HARTLEY LIBRARY, ASH ROAD ON 1st APRIL 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
Cllr V Sewell

In attendance;

Chris Alford on behalf of Neighbourhood Plan Steering Group
A Member of the public on behalf of Allotment Site at the rear of The Black Lion
Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

Apologies for absence were received from Cllr B Ramsay 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 March 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.

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.

***Amended application* – Further clarification in relation to the ancient woodland has been provided. Any comments made on the original submission, and/or subsequent comments will be considered when the decision is made.**

Members noted that this application had been granted planning permission on the 30th March and therefore no consideration was needed.

b) 26/00454/HOUSE Hayley Shaw, Church Road. **RETROSPECTIVE APPLICATION**

Erection of building used for incidental storage.

RESOLVED That,

An objection be raised in respect of application 26/00454/HOUSE Hayley Shaw, Church Road.

The development, by reason of its siting, size, height and bulk, would appear as an unduly overbearing, dominant and unneighbourly form of development.

The Parish Council would also like to question the Green Belt Regulations in regards to having an agricultural building at the entrance to a residential dwelling, visible from the Highway and also query the suitability of the vehicular access for large vehicles with Kent Highways.

5. Planning Decisions

RESOLVED: That,

The following planning decision be received and noted:

Application no	Site	Description and SDC decision
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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.
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HPC comment: No objection, SDC Decision:Granted.

Application no	Site	Description and SDC decision
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26/00039/HOUSE	Woodlea, Gorse Way	Demolition and replacement of garden wall to front of property with new wall and metal railing and brick pier and gate.
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HPC comment: No objection, SDC Decision:Granted.

6. Planning Enforcement Updates

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

7. Neighbourhood Plan

Members considered a letter dated 16th February 2026, received from the Chairman of the Neighbourhood Plan Steering Group and to consider if Hartley Parish Council wishes to have its green spaces, as listed in the letter, designated as “Local Green Spaces”.

Chris Alford, on behalf of the Neighbourhood Plan Steering Group, gave Members the background to the letter and the implications of designation of the sites.

The Member of the public asked about the implications on the allotment site at the rear of The Black Lion. The Member of the public advised that the tenants may consider putting the land forward as a Community Asset. Chris suggested that this is done as it would form part of the Regulation 14 process.

Members discussed the implications and all agreed to the suggestion from the Neighbourhood Plan Steering Group.

RECOMMENDED: That,

The Parish Council agrees to have all of its green spaces, as listed in the letter from the Neighbourhood Steering Group dated 16th February 2026, designated as “Local Green Spaces.”

8. Date of next meeting

The next meeting will be held on 15th April 2026, commencing at 10:00 a.m.

The meeting closed at 10:25 a.m.

Signed:

Date:

Chairman of the Planning Committee.

