

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT
HARTLEY LIBRARY, ASH ROAD ON 29th 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 V Sewell

In attendance:

Mrs J Tyrrell (*Assistant Clerk*)

1. Apologies

There were no apologies for absence.

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 1st April 2026, be approved and signed by the Chairman as a correct record.

4. Planning applications

a) 26/00696/HOUSE Carill, Church Road. Detached ancillary outbuilding with surrounding permeable footpath.

RESOLVED: That,

An objection be raised in respect of application 26/00696/HOUSE Carill, Church Road. Detached ancillary outbuilding with surrounding permeable footpath.

Hartley Parish Council objects to this application as it considers the proposal inappropriate development within the Green Belt. It is also worth noting that permission has already been granted under application 24/01913/HOUSE for one ancillary outbuilding.

b) 26/00670/OUT Land North West of junction of Manor Road and Chapel Wood Road and Land North of Butchers Lane and West of Chapel Wood Road, Ash.

Outline planning application with some matters reserved, except means of access, for a phased development of up to 300 dwellings, the formation of a new means of access onto Chapel Wood Road, new footpaths and cycle routes, the creation of new surface water drainage, open space provision, new landscaping and habitat creation, ground works and other infrastructure.

RESOLVED: That,

An objection be raised in respect of application 26/00670/OUT Land North West of junction of Manor Road and Chapel Wood Road and Land North of Butchers Lane and West of Chapel Wood Road, Ash..

Hartley Parish Council objects to this application as it considers the proposal inappropriate development within the Green Belt.

The Ash Road currently has approx.. 30,000* vehicle movements a week and this is classed as a 'C' road. The infrastructure simply couldn't cope with this many additional houses, neither could the schools or the Doctors surgery, hospital etc.

The water company have also highlighted concerns with water supply and therefore it is paramount that they are consulted on such a large scale proposal.

*Traffic data from Speed Indicator Device located on the Ash Road, week commencing 20th April 2026

c) 26/00811/HOUSE 4, Dickens Close. Single storey side extension with roof lights. Alterations to fenestration.

RESOLVED: That,

No objection be raised in respect of application 26/00811/HOUSE 4, Dickens Close. Single storey side extension with roof lights. Alterations to fenestration.

d) 26/00789/HOUSE 9, Billings Hill Shaw. The demolition of the existing front porch and the construction of a new front porch, and installing a pitched roof over the study/porch.

RESOLVED: That,

No objection be raised in respect of application 26/00789/HOUSE 9, Billings Hill Shaw. The demolition of the existing front porch and the construction of a new front porch, and installing a pitched roof over the study/porch.

5. Planning Decisions

RESOLVED: That,

The following planning decision be received and noted:

Application no Site Description and HPC comment SDC decision

- 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. HPC - No objection. SDC decision - Granted

- b) 26/00079/HOUSE Rosecroft, Ash Road. Proposed dropped kerb, creation of permeable parking area and all other associated works. HPC - No objection. SDC decision - Granted

- c) 26/00342CONVAR Foxdale, Russell Square 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 objects to this application. It has concerns that by subdividing this property into two 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. SDC– Refused.

6. 26/00756/PIP Land North of Bay Lodge, Ash Road.

Erection of dwellings with a minimum of 2 or maximum of 3 new dwellings and associated ancillary works.

Members were requested to note that the following decision was submitted to Sevenoaks District Council on 14th April in Consultation with the Chairman as no meeting was held on the 15th April and the deadline for comments was 15th April;

Hartley Parish Council objects to the application. 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.

7. Planning Enforcement Updates

Members received a verbal update on any enforcement cases.

8. Lawful Development Certificates

a) Reference: 26/00773/LDCPR

Site: 28, Porchester Close

Proposal: Loft conversion incorporating a rear dormer and two front rooflights.

Members noted that this application had been submitted to Sevenoaks District Council to carry out operations described above. As the Parish Council is not formally consulted, this was for information purposes only.

b) Reference: 26/00753/LDCEX

Site: 6, Springcroft

Proposal: Lawful Development Certificate in relation to the erection of a pergola positioned on decking in the middle tier of a garden.

Members noted that this application had been submitted to Sevenoaks District Council to carry out operations described above. As the Parish Council is not formally consulted, this was for information purposes only.

RESOLVED: That,
The lawful Development Applications be received and noted.

9. Application for disabled persons (blue badge) parking bay.

Members noted that an application had been submitted to Sevenoaks District Council to carry out operations described above outside 1, Northfield, Hartley.

The Parish Council had been requested to submit any comments on the possible location for the new parking bay.

Members had no comments to make on this application.

RESOLVED: That,
No comments be submitted to Sevenoaks District Council in the application for a disabled persons (blue badge) parking bay.

10. Date of next meeting

The next meeting will be held on 13th May 2026, commencing at 10:00 a.m.

The meeting closed at 10:29 a.m.

Signed:

Date:

Chairman of the Planning Committee.

